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# RECENT PARK SOUTH

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REDEVELOPMENT PROJECT

**TORONTO**







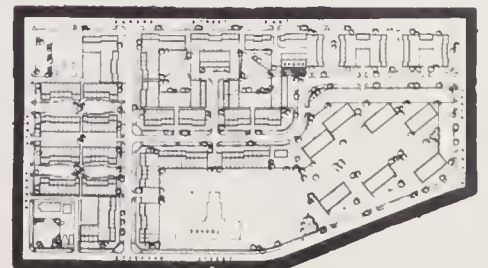
REPORT  
OF  
THE

*Toronto. [Commissions and Committees  
of inquiry]*

JOINT ADVISORY COMMITTEE  
ON

REGENT PARK SOUTH

JANUARY 31, 1955







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JOINT ADVISORY COMMITTEE  
ON  
REGENT PARK SOUTH

Members of the Committee:

<u>Chairman</u>	Mr. F. F. Field, Assistant Supervisor, Ontario Region, Central Mortgage and Housing Corporation.
<u>Secretary</u>	Mr. J. F. Brown, B.S.W., Housing Branch, Ontario Department of Planning and Development.

Representing the City of Toronto:

Mr. R. R. Gillespie, City Treasurer,  
Mr. R. C. Baird, Q.C., Assistant City Solicitor,  
Mr. H. S. Rupert, Commissioner of Welfare.

Representing the Ontario Department of Planning and Development:

Mr. R. S. Chaffe, Chaffe, MacKenzie and Ray,  
Mr. F. E. Dearlove, Housing Manager, Housing  
Authority of Toronto,  
Mr. R. K. McCondochie, Chief, Rental Housing,  
Housing Branch, Department of  
Planning and Development.

Representing Central Mortgage and Housing Corporation:

Head Office:

Mr. S. A. Gitterman, B.Arch., M.R.A.I.C., Chief  
Architect and Planner,  
Mr. A. H. Armstrong, B.Arch., M.T.P.I.C., Assis-  
tant General Supervisor,  
Public Housing Division,

Ontario Regional Office:

Mr. R. W. G. Card, M.R.A.I.C., A.M.I. Struct.E.,  
Regional Architect,  
Mr. W. W. Scott, Chief, Public Housing Department.





Members of Sub-Committees who were not members of the Advisory Committee:

Mr. D. Alexander, Director of Real Estate, City of Toronto,  
Mr. W. H. Baldwin, Assistant to the Director of Real Estate,  
City of Toronto,  
Mr. M. B. M. Lawson, P.Eng., M.T.P.I.C., Executive  
Director and Secretary Treasurer,  
City of Toronto Planning Board,  
Mr. S. G. Beckett, P.Eng., Engineer, Building Department,  
City of Toronto,  
Mr. D. F. Taylor, P.Eng., M.A.I.P., Assistant Chief Planner,  
Community Planning Branch,  
Department of Planning and  
Development,  
Mr. H. I. Stricker, P.Eng., M.E.I.C., Regional Engineer,  
Ontario Regional Office,  
Central Mortgage and Housing Corp.  
Mr. J. A. Alebon, Assistant to the Regional Engineer, Ontario  
Regional Office, Central Mortgage  
and Housing Corporation.

The Sub-Committees:

No. 1 Sub-Committee on Acquisition and Clearing:

Chairman - Mr. D. Alexander,  
Secretary - Mr. W. H. Baldwin  
  
Members - Mr. F. F. Field, ex officio,  
Mr. R. S. Chaffe,  
Mr. H. I. Stricker,  
Mr. J. A. Alebon,  
Mr. W. W. Scott.

No. 2 Sub-Committee on Preplanning Data:

Chairman - Mr. W. W. Scott,  
Secretary - Mr. J. F. Brown.  
  
Members - Mr. F. F. Field, ex officio,  
Mr. H. S. Rupert,  
Mr. R. K. McCondochie,  
Mr. M. B. M. Lawson,  
Mr. F. E. Dearlove.

No. 3 Sub-Committee on Planning:

Chairman - Mr. M. B. M. Lawson,  
Secretary - Mr. R. W. G. Card..  
  
Members - Mr. F. F. Field, ex officio,  
Mr. S. A. Gitterman,  
Mr. A. H. Armstrong,  
Mr. S. G. Beckett,  
Mr. D. F. Taylor.





R E P O R T  
OF THE  
JOINT ADVISORY COMMITTEE  
ON  
REGENT PARK SOUTH

Historical Note

The Regent Park district formed part of a large tract of land granted by the Crown in 1819 to the trustees of the Toronto General Hospital. The trustees were the Honourable William Dummer Powell, Honourable James Baby and Honourable Reverend John Strachan. This tract extended from Queen Street northerly to the south side of Carlton Street and from the easterly side of Parliament Street to the Don River. The Hospital was located on the north side of Gerrard Street, East and occupied the area between Sumach and Sackville Streets. It moved from Gerrard Street to its present location on University Avenue on June 19th, 1913.

Some of the original houses erected in the Regent Park area were built on land held under lease from the Hospital trustees. The area to River Street was included in the original incorporation of the City of Toronto in 1834. The City directories of 1846-47 and 1870 show that most of the houses in the area were then occupied by carpenters, bricklayers and other tradesmen

Regent Park derived its name from the adjacent Regent Street, which was so called after Regent Street in London, England. The derivation of other street names was mainly from persons prominent in the country at the time as for example, Sydenham Street from Baron Sydenham, who was Governor-General of the Canadas in 1839-40 and Wyatt Avenue from Mr. C. B. Wyatt, Surveyor-General for Upper Canada in 1805. Sackville Street was called after Sackville Street in Dublin. Dundas Street was part of the original road from Kingston to Dundas and was named after the Right Honourable Henry Dundas, Secretary of State for the Colonies in 1794. The derivation of River Street is obvious, but it is interesting to note that Sumach Street received its name because of the large number of Sumach shrubs which once grew in the area.

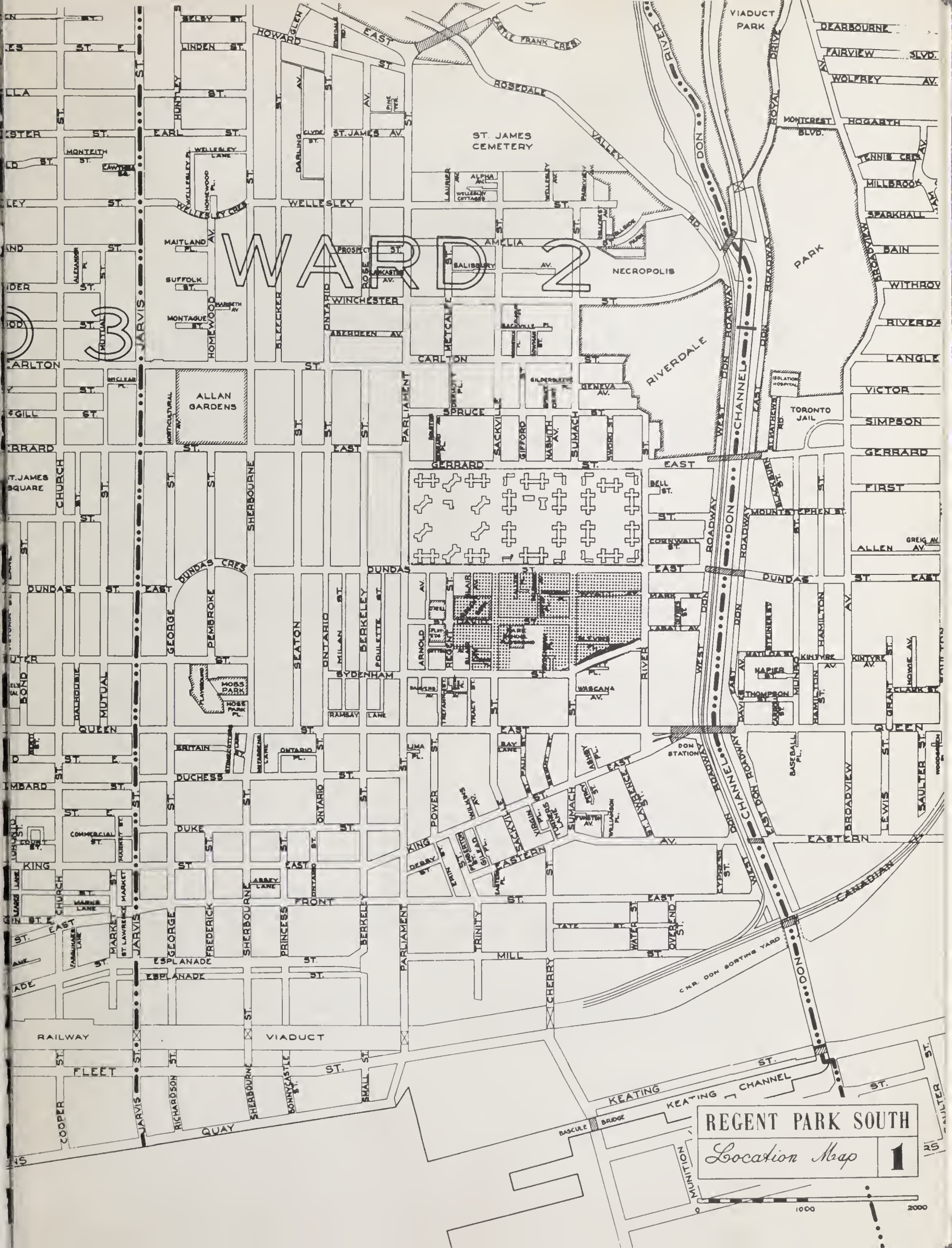
Since any discussion on Regent Park South will suggest comparison with Regent Park North, a brief outline of the history and operation of the Regent Park North project follows.

REGENT PARK NORTH

Regent Park was first given serious consideration as an area for redevelopment in 1934 when the Lieutenant-Governor's Committee on Housing Conditions in Toronto presented its report. The later years of depression and the period of the war itself were not conducive to an undertaking of this sort. In 1946 the City Council passed the necessary by-law referring the project to the electorate for decision. The voters on January 1st, 1947 favoured proceeding with the redevelopment of Regent Park North by a 5 to 3 vote. It was the first redevelopment project undertaken under the National Housing Act in Canada.

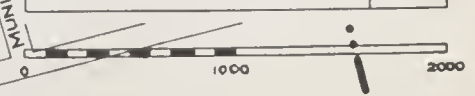






WARD 2

REGENT PARK SOUTH  
Location Map 1







The specific proposal submitted to the people for decision was as follows:

"Are you in favour of the City undertaking as a low cost or moderate cost rental housing project, with possible government assistance, the clearance, replanning, rehabilitation and modernization of the area bounded by Parliament, River, Gerrard and Dundas Streets known as the Regent Park (North) Plan at an estimated cost of \$5,900,000.00?"

A Housing Company was set up in May 1947 under the name of the Housing Authority of Toronto to build low-rental housing on the Regent Park North site and manage it after completion. The rents were to be related to the family incomes of the tenants.

The land designated for redevelopment was an area bounded by Dundas Street East, Parliament Street, Gerrard Street East, and River Street, comprising six major city blocks and having an area of approximately 42.5 acres (See Plate 1).

To finance this project the City made application for aid under The National Housing Act, 1944, which empowered the Minister to make grants not to exceed one-half the difference between the cost of acquiring and clearing the land and its resale value. It was agreed that the resale value to the Housing Authority of Toronto would be \$1, and on this basis the Minister of Reconstruction and Supply was authorized by Orders-in-Council to make a grant of one-half the cost of acquisition and clearing to a total of \$1,362,000.

From the Province of Ontario assistance was also granted amounting to \$1,000 per unit of new housing or a total of \$1,289,000 when the project is complete. The City's share of the cost will then total approximately \$13,400,000 for which it arranged the financing. It was expected that the annual operating deficit to be made up by the City would amount to \$31,341.

The City undertook to rehouse in the new project all those residents of the area who wished to be re-located. It was therefore decided to make new units available before any houses were demolished. At the beginning of 1955 the vast majority of the buildings previously on the site had been demolished and replaced. It is expected that the whole operation will be completed in 1956.

The Regent Park North project will provide 1,289 suites. Approximately 760 are already occupied. The project will house more than 5,000 persons, of whom some 2,000 will be children under 16 years. Included in the 1289 families will be approximately 500 who were not previously residents of the project area.

The project is owned and operated by the Housing Authority of Toronto. The Authority comprises five members of whom two are appointed from City Council. Three are private citizens. In 1955 the Authority consists of:





## Members

Controller D. A. Balfour, Chairman

Alderman K. G. Waters

Mrs. H. L. Luffman

Mr. Wm. C. Dies, M.S.M.

Mr. C. J. Woolsey

They are appointed by the Toronto City Council for a three-year term and are eligible for re-appointment. The City Council has the power to pay them a salary or remuneration. At present the three last named receive an annual stipend of \$1,500 each.

Officers of the Authority are -

Secretary - Mr. Harry Matson

Treasurer - Mr. R. R. Gillespie

Solicitor - Mr. John A. Deacon

Housing Manager - Mr. F. E. Dearlove

The first three are permanent City Officials and the last named is a full time employee of the Authority.

Rents charged the tenants of Regent Park North are approximately 20% of the family income adjusted for variations in family size and income. In addition a service charge is made to cover heating, water, etc.

The minimum combined monthly rent and service charge is \$29.00, the maximum \$93.00. The service charge ranges from \$9 to \$13 a month. The average rent is approximately \$60 a month. Family annual incomes range from \$480 to a maximum of \$4,200, but the undertaking to rehouse former residents of the area has made it necessary to depart from these standards.

The waiting list at present comprises some 6,000 families.







REGENT PARK SOUTH

*Aerial View*

2







## REGENT PARK SOUTH

The redevelopment of the Regent Park Area was first intended to include the area south of Dundas Street as well as that lying north, but the southern portion was deferred until the northern area was under way. The area known as Regent Park South is bounded on the north by Dundas Street East on the east by River Street, on the south by Sydenham Street (as recently extended to River Street) and on the west by Regent Street. This area comprises mainly old residential properties but includes also two churches, two meeting houses, a park and wading pool, a public bath house, a Public School, several factories and warehouses of various types and sizes. This area is clearly defined in the location map (Plate 1) and in the aerial photograph of the area, (Plate 2).

On August 6th, 1953 at the request of the Board of Control of the City of Toronto a meeting was held between members of that Board and representatives of the Federal-Provincial Partnership to discuss the possibility of undertaking the redevelopment of Regent Park South under the National Housing Act. This was made possible by an amendment to the National Housing Act, 1944, earlier that year.

Arising out of that meeting and several subsequent meetings between representatives of the Province (including the Housing Branch of the Department of Planning and Development, the Department of Education and the Department of Municipal Affairs) and Central Mortgage and Housing Corporation, a memorandum was prepared for the Board of Control clarifying the City's powers as a municipality to provide housing with special reference to the municipality of Metropolitan Toronto Act 1953 (commonly known as Bill 80). Subsequently the Board of Control was furnished with information on the financial assistance which might be forthcoming from the Federal authorities and the Provincial Government if the Regent Park South proposal was proceeded with.

While the foregoing information was supplied by the representatives of the Partnership, it was clearly understood by all concerned that it was the responsibility of the City to come forward with a concrete proposal before any further and more definite steps could be taken to ensure such a redevelopment scheme.

### Resolution

On December 15th, 1953 the City Council approved a Resolution requesting the Federal and Provincial Governments' participation in the redevelopment of Regent Park South as a subsidized rental housing project. The Resolution is in the following terms:

"Whereas discussions have been previously had with officials of the Provincial Planning and Development Department and of Central Mortgage and Housing Corporation, respecting redevelopment of the area of the City known as Regent Park South under the various schemes provided by the National Housing Act, 1944 (Canada) as amended,

"And Whereas it is desirable that a definite redevelopment project for the said area be initiated.





REGENT PARK SOUTH

*Housing Condition  
in 1954.*







" Therefore, be it Resolved that the Minister of Planning and Development for Ontario be and he is hereby requested to open negotiations for the redevelopment of the said area as a subsidized rental project under Sections 12 and 35 of the said Act, as amended, preferably by the construction therein of 20 six-storey, with elevator apartment house buildings of 48 suites each."

The City forwarded this Resolution to the Provincial Minister together with a preliminary report of a possible redevelopment of Regent Park South. The report was prepared by Mr. J. E. Hoare, Jr. the architect for Regent Park North at the request and expense of the City of Toronto. Mr. Hoare's report is discussed in Appendix III.

There are two aspects to the Regent Park South proposal, the first being acquiring and clearance under Section 23 of The National Housing Act, 1954 and the second being construction on the cleared property of a joint Federal-Provincial subsidized multiple rental housing project under Section 36 of The National Housing Act, 1954 and The Ontario Housing Development Act.

While it was understood that redevelopment under The National Housing Act was primarily the Federal Government's concern, it was agreed that Central Mortgage and Housing Corporation's Ontario Regional Office and the Province would work closely together throughout the investigations on this stage of the project since, in fact, the interests of both parties were closely associated.

The City proposed that when the land had been bought and cleared it would be sold to the Federal-Provincial partnership for a subsidized rental housing project. In this respect the proposal for Regent Park South differs from the Regent Park North project where the City itself financed the reconstruction.

A Committee made up of representatives of the Province and Central Mortgage and Housing Corporation undertook various preliminary investigations into the problem and in particular made a careful physical survey of the area included in Regent Park South. Based on these investigations it made a report to the Federal Minister of Public Works and to the Ontario Minister of Planning and Development setting out eight recommendations, of which three are pertinent here. These are:

(a) " That in view of the request of the City of Toronto the area known as Regent Park South and defined earlier in this report, be considered sub-standard and, subject to certain listed exceptions, be cleared and redeveloped under the provisions of Sections 23 and 36 of the National Housing Act, and in accordance with the powers contained in the Ontario Housing Development Act."

(b) " That the acquisition and clearing of the land be carried out by the City of Toronto and the cleared site sold by the City of Toronto to the Federal-Provincial partnership at an agreed price of approximately \$1,000,000 or \$1,000 per suite to a maximum of 1,000 suites."



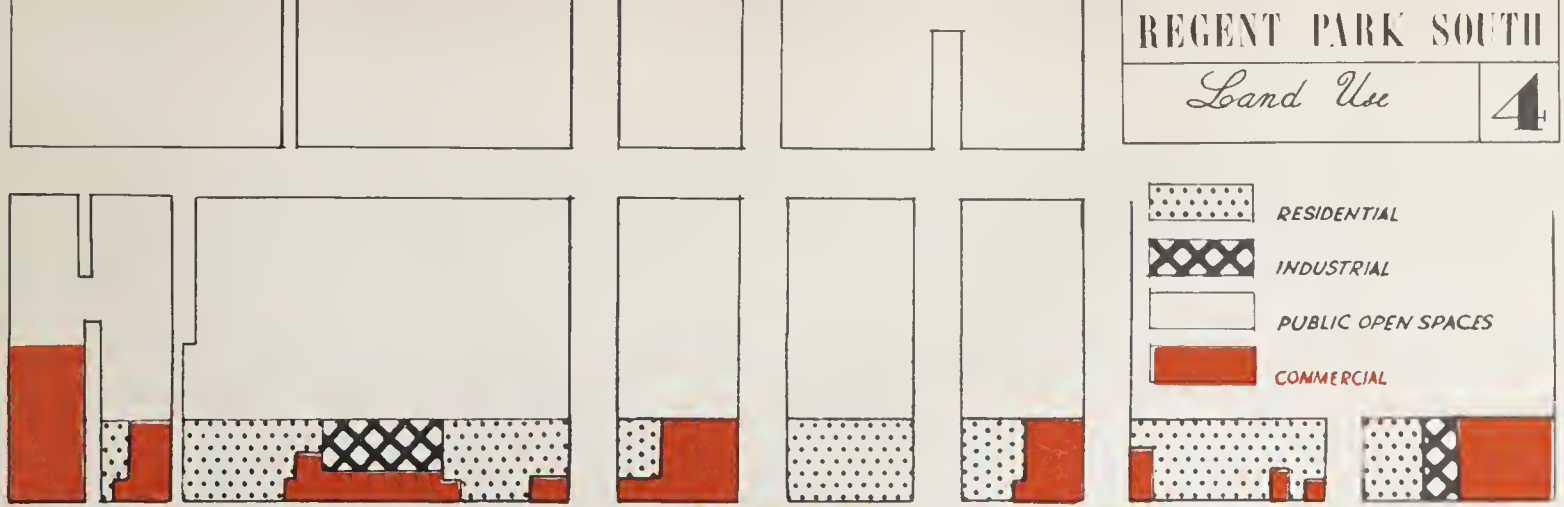


# REGENT PARK SOUTH

Land Use

4

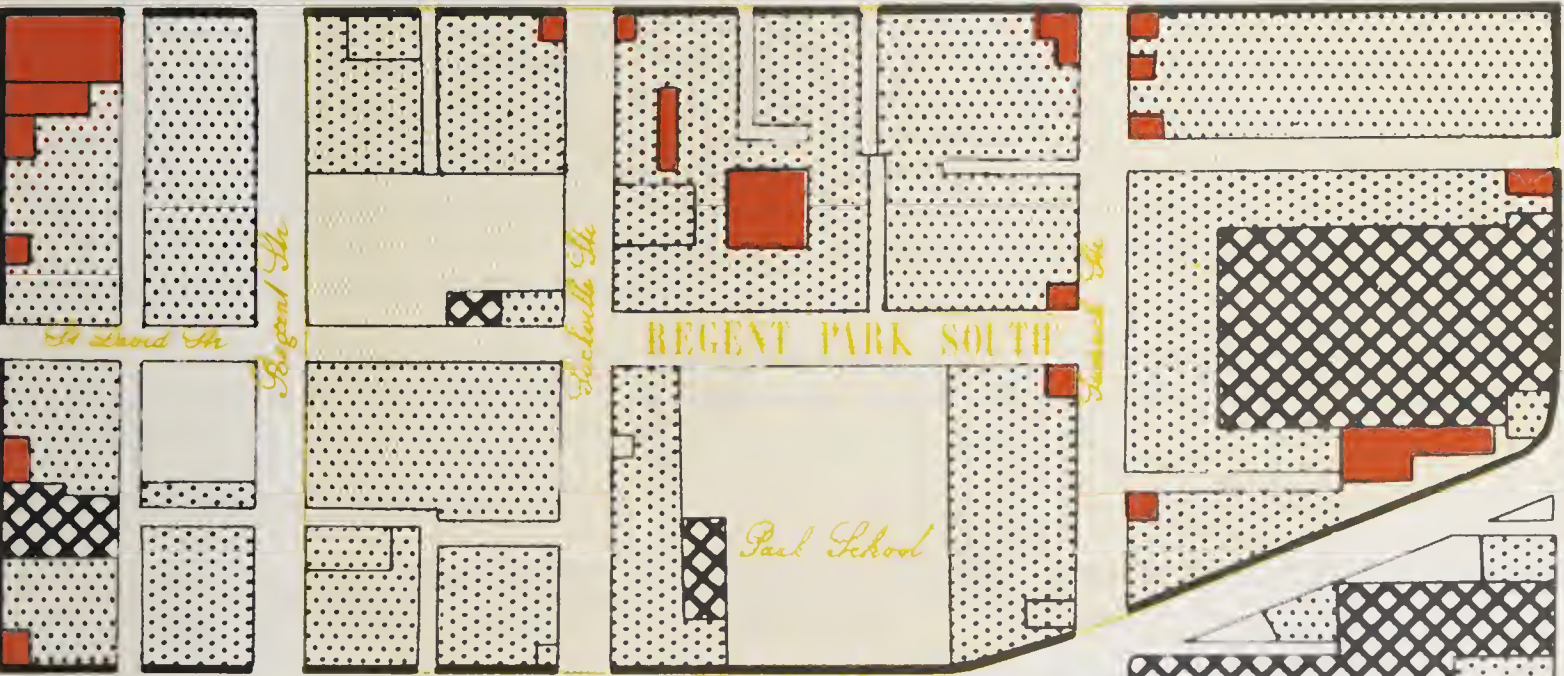
- RESIDENTIAL
- INDUSTRIAL
- PUBLIC OPEN SPACES
- COMMERCIAL



Geard St East



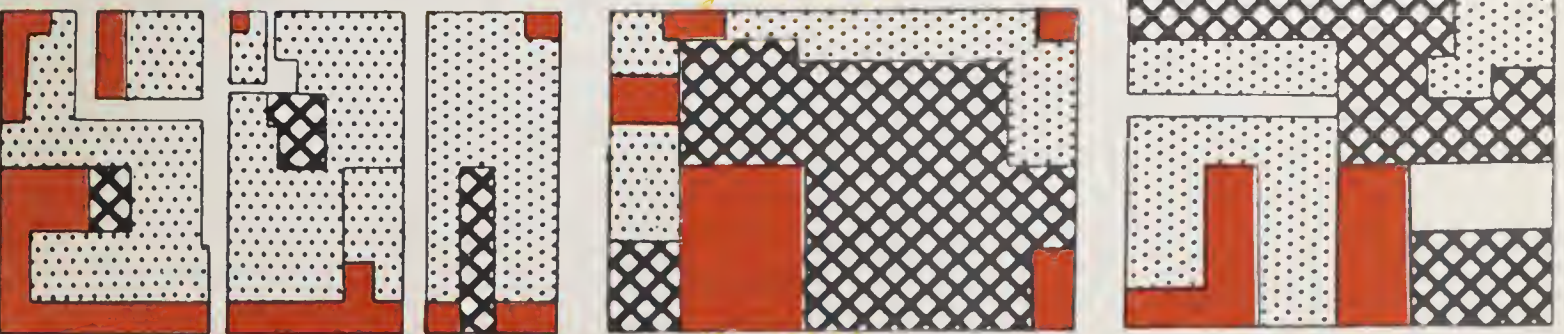
Dundas St East



REGENT PARK SOUTH

Park School

Hydrokian St



Geard St East





(c) "That if the project were approved a joint Planning Committee be set up as early as possible to consider the problems involved in the project and to direct the preliminary studies which would have to be undertaken before detailed planning could be commenced. "

The other recommendations referred to specific properties which are considered later in this report.

### Approval in Principle

The Minister of Public Works approved in principle the application of the City of Toronto to have this project declared eligible for a grant under Section 23 of The National Housing Act, 1954. In approving the project in principle the Minister specified four conditions as follows: -

1. A re-use value of the land to be cleared of \$1,000,000.
2. A review by officials of Central Mortgage and Housing Corporation of the sufficiency of the estimate of \$4,000,000 as the cost of acquisition and clearing.
3. Satisfactory plans for the redevelopment of the cleared land, including details of redevelopment and design.
4. The management of the Regent Park South project to be established according to the principles followed by the Provincial and Federal Ministers in other projects in Ontario.

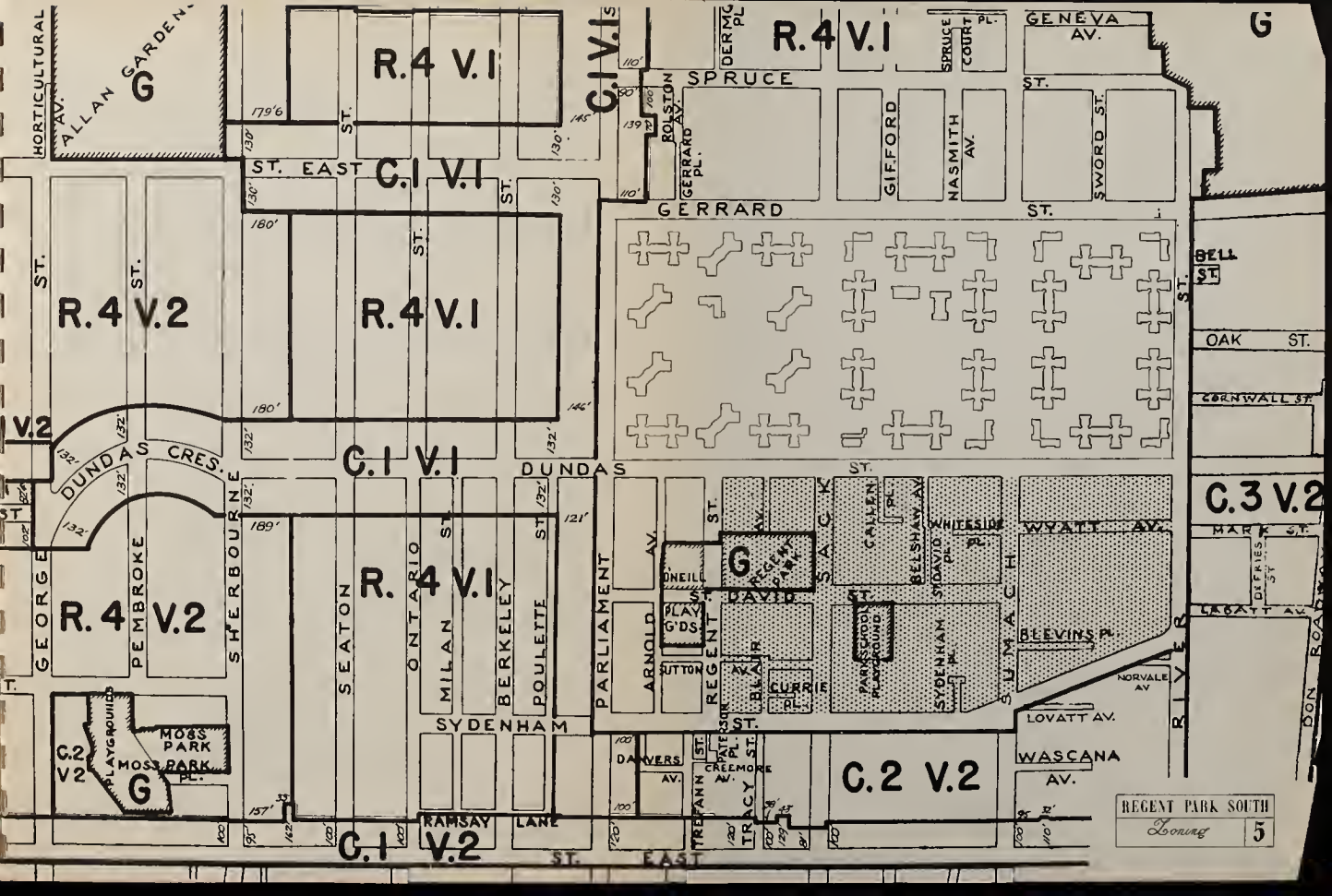
On September 29th, Mr. A.E.K. Bunnell, on behalf of the Federal-Provincial Partnership, wrote to the Mayor of Toronto and advised him of this approval and these conditions. On October 15th a meeting was arranged with the Assistant City Solicitor, Mr. R. C. Baird; City Treasurer, Mr. R. R. Gillespie, and City Welfare Commissioner, Mr. H. S. Rupert, together with Mr. A.E.K. Bunnell, Ontario Department of Planning and Development, Mr. A. B. Taylor, Central Mortgage and Housing Corporation, Head Office, Mr. H. W. Hignett and Mr. F. F. Field, Central Mortgage and Housing Corporation Ontario Region, to examine the matter more closely.

In addition to the specific conditions, three other points were called to the attention of the City representatives as meriting consideration by the City of Toronto.

These were as follows:

1. The desirability of an official redevelopment programme for the City of Toronto during the next five years.
2. The enforcement by the City of Toronto of By-law No. 14466 or other appropriate measures to arrest further deterioration.
3. The possibility of rehabilitating buildings within the area to be cleared which are sound enough to be retained.





R.4 V.1

R.4 V.1

R.4 V.2

R.4 V.1

R.4 V.2

R.4 V.1

C.1 V.1

DUNDAS

G.I.V.1

C.2 V.2

C.1 V.2

C.2 V.2

C.3 V.2

REGENT PARK SOUTH  
LIVING 5





At the meeting of October 15th it was agreed to set up a task force to be known as the Joint Advisory Committee on Regent Park South with membership from the City, the Province and Central Mortgage and Housing Corporation to prepare a detailed report and recommendations. The Joint Advisory Committee on Regent Park South will be referred to as "The Committee" throughout the rest of this report.

At the first meeting of the Joint Advisory Committee, held on October 22nd, 1954, three sub-committees were set up to study the problem in detail. Sub-Committee No. 1 was to devote itself to the study of the problems of land acquisition and clearing and to prepare estimates of their costs. Sub-Committee No. 2 was to supply information on population patterns, income limits, family composition, shopping habits, etc. in order to provide a basis for determining the types of buildings required in the project, the number of bedrooms and other necessary information. The No. 3 Sub-Committee was entrusted with the problem of producing a sketch plan for the redevelopment of the area.

### Existing Patterns

A physical survey of the area comprising Regent Park South was made by representatives of the Province and Central Mortgage and Housing Corporation in May 1954. The Committee agreed that it was not necessary to make an additional physical survey of the area at this time.

The existing patterns as indicated in the survey referred to are set out in Plates 1 to 11 inclusive, which are, in general, self-explanatory. However, some comments of a general nature seem indicated.

The Location Map (Plate 1) and the aerial view (Plate 2) require no comment. Plate 3 is a selection of six photographs from amongst the many taken when the physical survey was made. They have been chosen to give a fair indication of the appearance of the properties within the Regent Park South area.

Plate 4, Land Use, indicates that the area is largely a residential one in residential surroundings though with a mixed commercial belt to the west and south and a sprinkling of small commercial properties within the area. There are industrial properties of considerable size south of the project area and within the project area are one large industry and others of less importance.

The Regent Park South area contains 458 dwelling houses for a gross density of 17.3 dwellings per acre of the land to be acquired. Many of these houses contain more than one family, the total number of families being 638. Of the 458 dwellings, 219 are owner occupied and 239 tenant occupied. The total population is 2752.

In addition to dwellings, the area includes non-residential buildings indicated by name or number on Plate No. 6, Assessed Value and Use.

These are: -

1. The Park School
2. The Church of St. George
3. The Church of St. Bartholomew
4. The Regent Park Bible College
5. The Pioneer Mission
6. The Silverware Products Limited
7. Canadian Ornamental Iron Works Limited









8. Maple Leaf Cement Works
9. Warehouse owned by the Consumers Electric Appliance and Furniture Company
10. City owned Public Bath House and Work Shop

Plate 5 shows the zoning for the area. The Regent Park area is now zoned as R4VI, which permits a development of the type proposed.

Plate 6, Assessed Values and Use, shows values of the properties within the area as well as listing the specific buildings referred to in an earlier paragraph and City owned land and buildings.

The age and physical condition of the buildings is indicated by the Physical Conditions Plan (Plate 7) and by the photographs comprising Plate 3. In general the buildings range up to 80 years in age. More than half of them are considered beyond economic repair and some 30% of the balance are in poor condition requiring major repairs.

Transportation facilities are covered in Plate 8, Traffic Routes. Plate 9 indicates commercial uses. It will be noted that the commercial facilities within the area of redevelopment consist of local shops and such services as restaurants, barber shops, cleaners, etc. Plate 10 indicates schools, parks and churches and requires no particular comment.

Plate 11, Plan of Public Utilities, indicates those utilities existing on the site. A major trunk sewer cuts through the area by way of Sackville Street, Saint David's Street, Sumach Street and Wyatt Avenue. The Bell Telephone Company's main underground trunk line between Toronto and Montreal runs north on Sumach Street and east on Wyatt Place. The existence of these two services which it would be uneconomic to move is a feature which must be considered in planning this area.

#### Buildings to be Retained

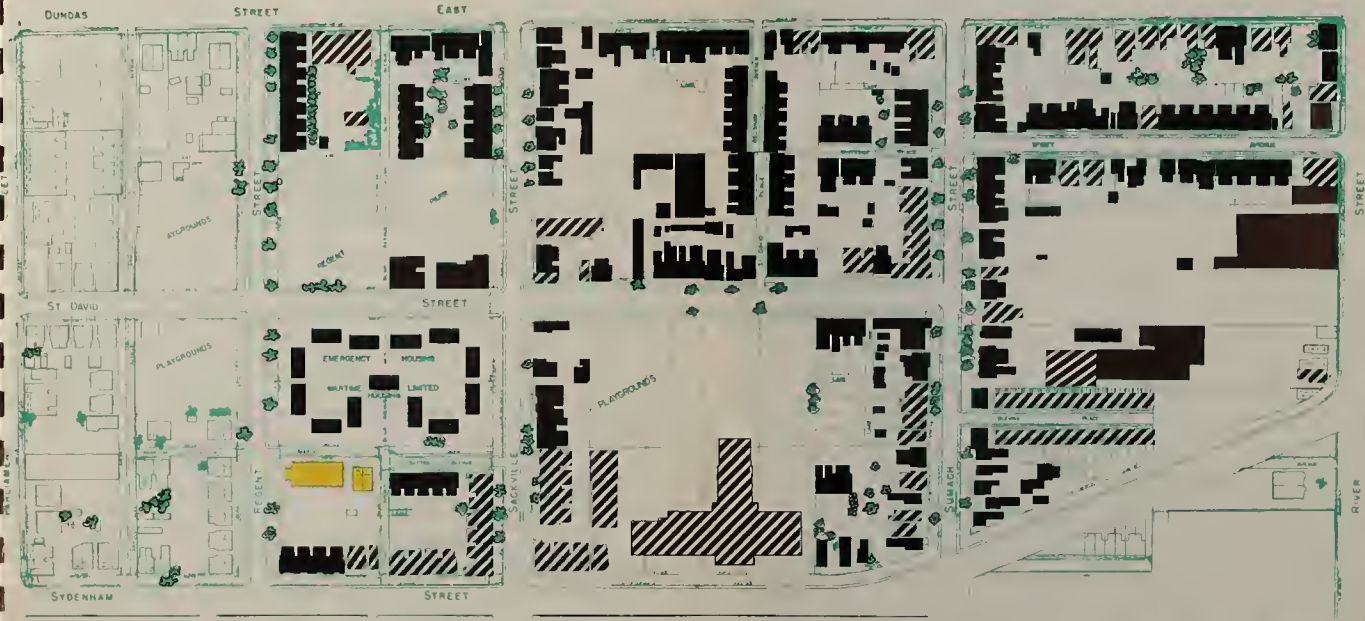
While it was obvious that the majority of the buildings within the area chosen for redevelopment should be acquired and demolished, the Joint Advisory Committee discussed in detail the fate of certain of the buildings, all of which are identified on Plate 6.

It was agreed to recommend that the following buildings, should be retained:

- (a) Park School
- (b) St. George's Church and ancillary buildings
- (c) St. Bartholomew's Church, The Clergy House and out buildings
- (d) Five Houses adjacent to St. George's Church, because they are in good condition.

The Committee decided to recommend that the Pioneer Mission, the Regent Park Bible College, the O'Neill Bath House and the City Work Shop should be acquired and removed. The Pioneer Mission is in a converted residence and is obviously in poor condition making its removal advisable. The Regent Park Bible College is in a building of good type and in first rate condition but were it to remain it would interfere with the development of the project. The City representatives on the Committee indicated that the City intended to relocate the O'Neill Baths and the City Work Shop elsewhere and had, in fact, made provision in the 1955 budget for doing so.





Good
  Fair
  Poor
  Very Poor
  Trees

REGENT PARK SOUTH <i>Physical Condition</i>		7
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The Committee decided that if the project were to be developed to its best advantage the factories of the Silverware Products Limited, Canadian Ornamental Iron Works Limited and Maple Leaf Cement Company would also have to be acquired, as well as the warehouse of the Consumers Electric Appliance and Furniture Company.

The Committee agreed to recommend that all properties within the area, other than those four listed on the preceding page, be acquired and form part of the project.

In connection with the Park School the Committee decided to recommend that additional land be made available to it for expansion should the Board of Education consider this advisable.

#### Land Acquisition and Clearing

A careful study of the estimated cost of acquisition and clearing of the site was undertaken. The original estimate was \$4,000,000 based on a study made by the City in July, 1953. The revised estimate shows \$4,679,874. This amount is arrived at as follows: -

#### ESTIMATED COST OF ACQUISITION & CLEARING

Total Estimated Cost of Acquisition -	\$ 4,633,319.
Less -	
All City-owned property -	505,888.
	<u>\$4,127,431.</u>
Add -	
for Contingencies and forcible taking, 10% -	412,743.
	<u>\$4,540,174.</u>
Provision for unpaid balance on 26 Wartime Houses -	14,700.
Provision for demolition and clearing site -	25,000.
Provision for costs in condemnation proceedings to be incurred by City, including extra staff, legal expenses, etc. -	100,000.
	<u>\$4,679,874.</u>

For details see Appendix I, Report of Sub-Committee #I.

The City-owned property referred to in the estimated cost of acquisition is made up of:

Park Lands:

The O'Neill Bath House (including Workshop);

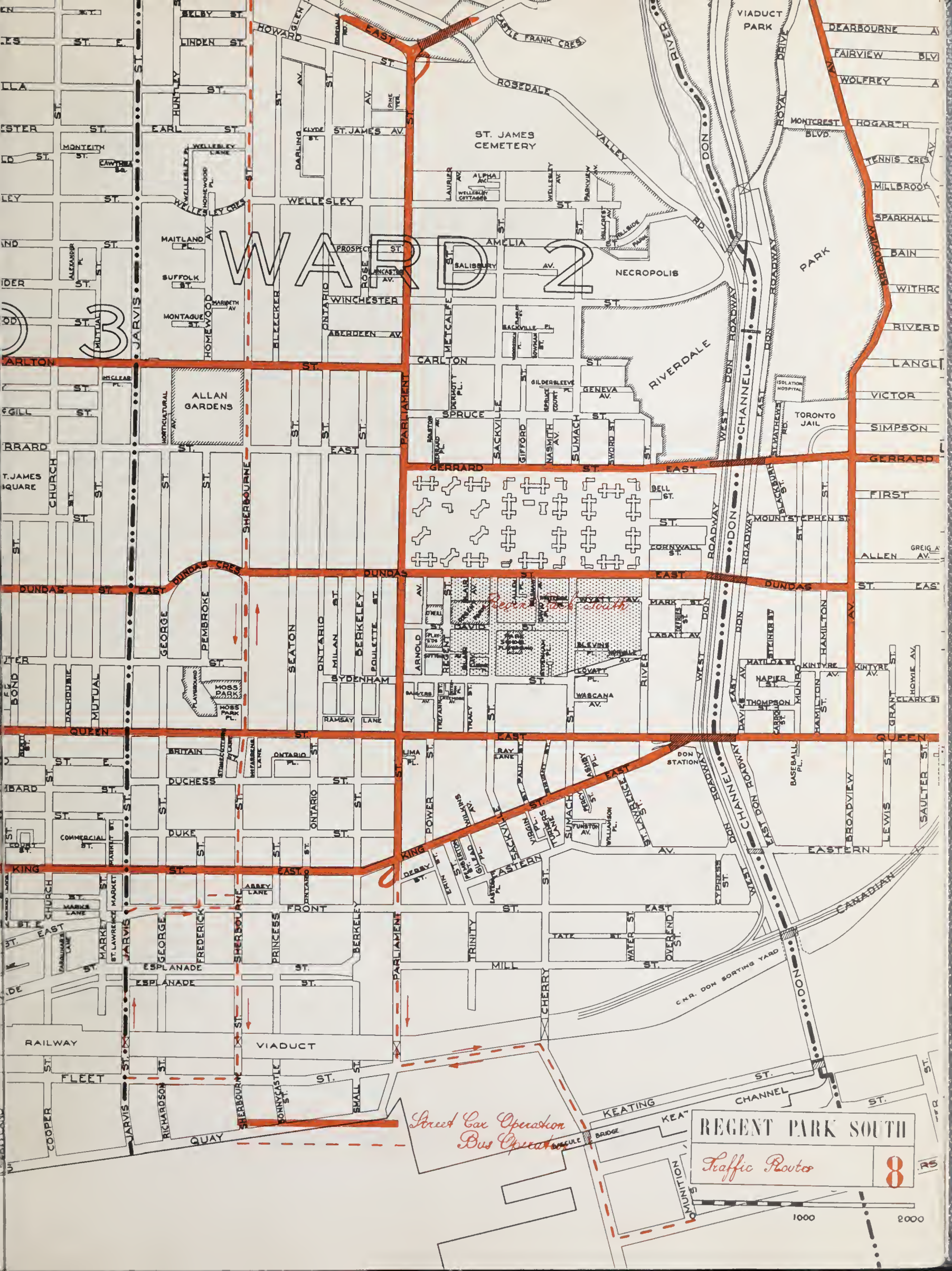
Miscellaneous Properties acquired at tax sales or surplus to Municipal improvements;

Properties acquired in advance of approval of the Regent Park housing project but with that thought in mind;

Wartime houses on former park lands.







# WARD 2

## 3

*Regent Park South*

*Street Car Operation  
Bus Operation*

REGENT PARK SOUTH  
*Traffic Routes*

8

1000 2000





These wartime houses were erected by Wartime Housing Limited and sold to the City by Central Mortgage and Housing Corporation for \$2,500 each, payable \$200 per annum for 12-1/2 years without interest. In all there are 26 units on which the unpaid balance is approximately \$14,700.00. It will be noted that this amount is included in the estimate, as eligible when computing the grant.

It is the established policy of the Federal Minister not to include in the computation of any grant he makes under Section 23 of the National Housing Act 1954, land owned by the Municipality if acquired prior to the approval of the project concerned.

A careful study was also made of the probable cost of demolition of existing properties. While it is hoped that the salvage value of materials will meet the cost of demolition, it was decided to include an amount of \$25,000 in the estimates under this head. This amount was based on information received from various wrecking firms.

It is expected that the Board of Education will require certain lands for extension to the Park School grounds. When the Board's requirements and the price of these lands have been determined, a credit will accrue to the cost of acquisition.

Consideration was also given to the methods available for expropriation of the lands. The Committee recommends that expropriation by the City is the most suitable to the purpose. The Committee also recommends that the lands should be acquired and the site cleared as soon as possible after expropriation, preferably within a year but in any event within two years. If this involves the hiring of additional staff, it recommends that the City make provision for this in good time.

The Committee recommends that during the period between the acquisition of individual properties and their demolition, the Commissioner of Property for the City assume their management. He has indicated his willingness to do so on the basis of 5% of the gross revenue collected or his actual costs whichever is the greater. The net revenue received from the properties is to be used to reduce the cost of acquisition. However, no credit or debit on account of management has been included in the estimate because of the impossibility of calculating at this time the revenues which may accrue.

The Committee also recommends that all demolition work be done under separate contract or identifiable sub-contract in order that the net cost or return therefrom may be ascertained. This is essential to meet the requirements of Federal and Provincial legislation.

The text of Section 23 of The National Housing Act, 1954 which deals with Housing Redevelopment is attached to this report as Appendix V.

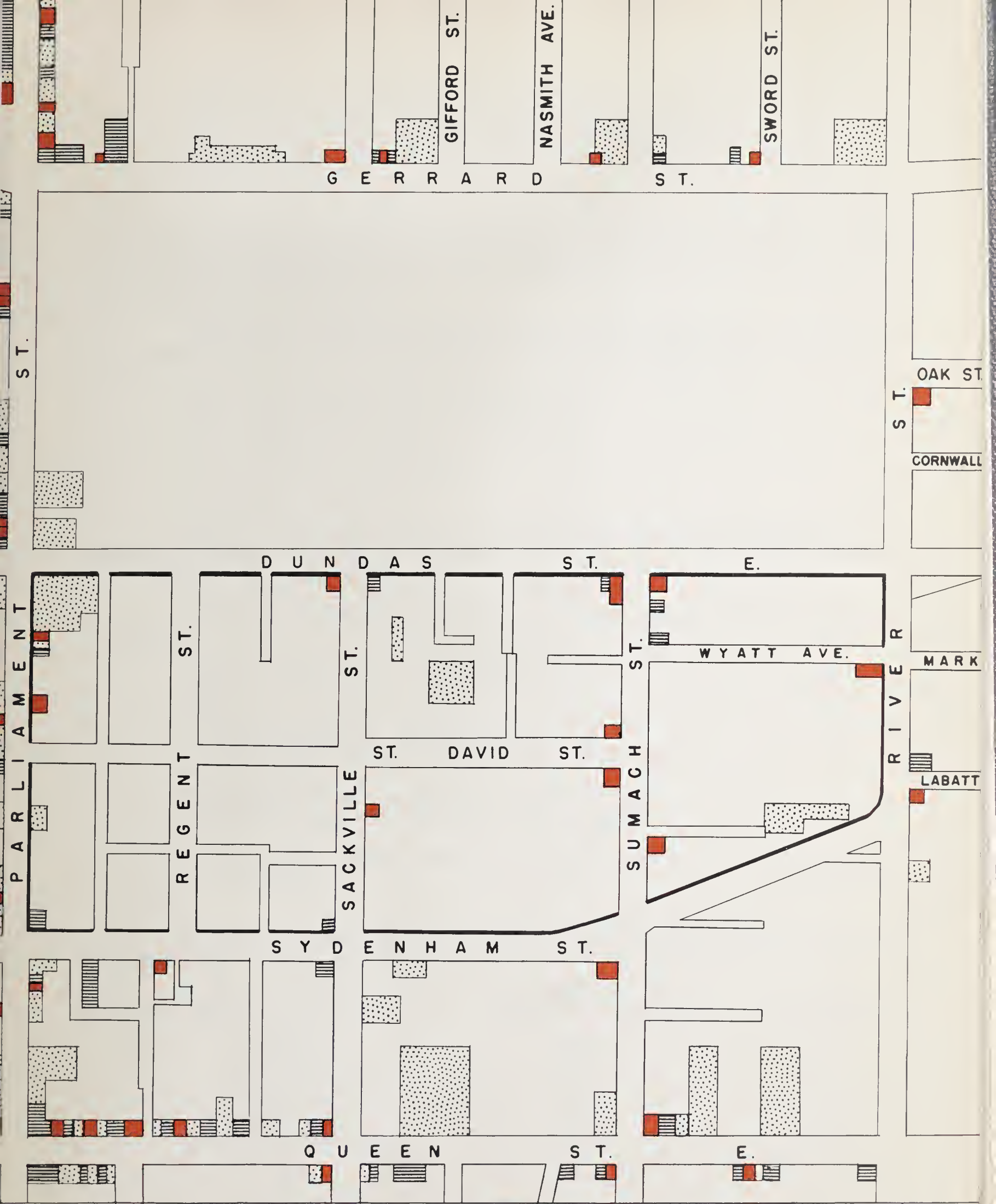
### Family Composition and Incomes

The Number 2 Sub-Committee made a study of 1817 families in the following three groups:

633 Families now living in Regent Park South.

939 sample families from the waiting list of Regent Park North who might be expected to apply for accommodation in Regent Park South.





OFFICES  
SERVICES  
CAR PARK

*Others*



RESTAURANT  
BARBER  
CLEANERS

*Service*



GROCERY  
CIGAR STORE  
DRUGSTORE  
HARDWARE

*Local Shopping*

REGENT PARK SOUTH

*Commercial Uses*

9





245 families now in Emergency Shelter units of the City of Toronto. These families were included because the City is anxious that suitable and eligible families from the Emergency Shelter list should be accommodated in Regent Park North.

The Welfare Department of the City of Toronto was asked to carry out a detailed study of the Regent Park South area to determine the answers to certain questions required before detailed planning could be undertaken. The results of this survey are included in the report of Sub-Committee No. 2, which is attached hereto as Appendix II.

The survey indicated that there was a total of 638 families residing in the area of whom 633 were interviewed. Of the 633 families interviewed:

363 or 57% wished to be relocated there,  
 152 or 24% did not wish to be relocated,  
 101 or 16% were undecided,  
 17 or 3% did not answer.

The first important question to be decided concerned the family composition of those living in Regent Park South and others covered by the surveys to indicate the bedroom requirements.

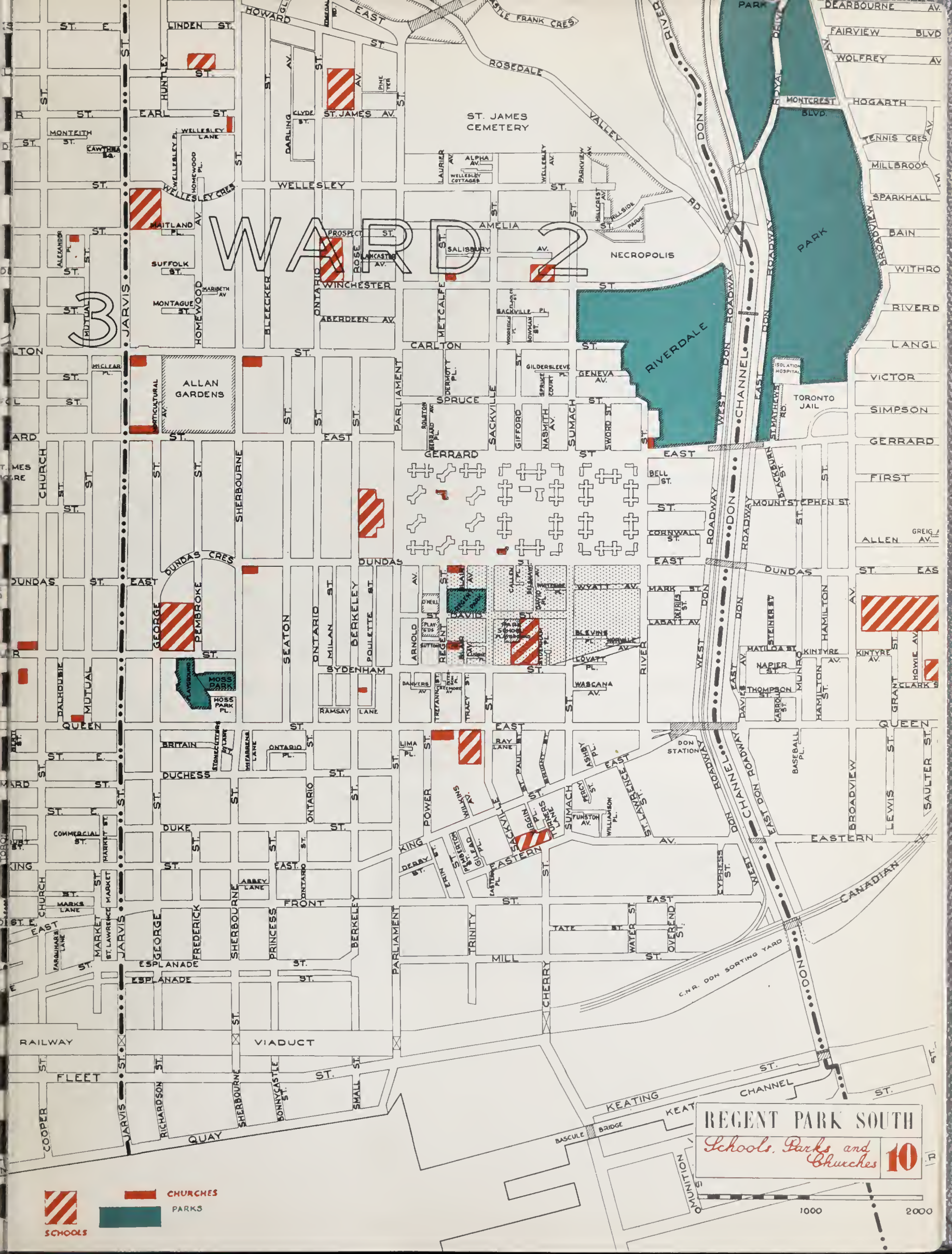
The Federal-Provincial policy as regards bedroom allocation is as follows:-

Father, Mother and 1 child under 4 years	-	1 bedroom
One member of family group over 16 years	-	1 bedroom
Two members of family group over 16 years and of same sex may share a bedroom.		
Two members of family group, approximately the same age and same sex, under 16 years.	-	1 bedroom
Child between 4 years and 16 years who cannot be paired.	-	1 bedroom

Using these standards the study of the three groups indicated that the bedroom requirements of the various families were:

<u>Number of Bedrooms</u>	<u>Number of Families</u>	<u>Percentage</u>
1 Bedroom	224	12.3
2 Bedrooms	599	33.
3 Bedrooms	644	36.5
4 Bedrooms	262	14.5
5 Bedrooms	51	2.8
Incomplete information	17	.9
	<hr/> 1817	<hr/> 100 %



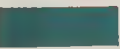




# WARD 2

3

REGENT PARK SOUTH  
*Schools, Parks and Churches* 10

-  SCHOOLS
-  CHURCHES
-  PARKS

1000 2000







The Committee's view as to rehousing residents presently located within the boundaries of the proposed redevelopment project is expressed in the following Resolution, which was passed at its meeting on November 18th, 1954.

" Moved by Mr. Dearlove and seconded by Mr. Baird that those located on the site as of October 15, 1954, shall be rehoused if they so wish, regardless of the recognized Federal-Provincial minimum family income for subsidized rental housing. Those above the recognized Federal-Provincial maximum family income for subsidized rental housing, as finally agreed upon, shall not be rehoused under any circumstances.

In the case of those families not located on the site as of October 15, 1954, the normal Federal-Provincial minimum and maximum family income for subsidized rental housing shall apply."

The minimum family income permissible in accordance with Federal-Provincial policy in Ontario is \$150.00 a month. The maximum is five times the estimated average rent plus \$25.00. The only estimated average rent available when the No. 2 Sub-Committee's report was prepared was that prepared for submission to the Ministers when approval in principle was requested. It amounted to \$57.00 a month after deduction of the subsidy. This would produce a maximum family income of \$310.00 but to ensure that the group the Committee was considering would be adequate if the actual subsidized rent should turn out to be higher than the estimate, the No. 2 Sub-Committee arbitrarily chose a maximum average income of \$367.00.

The following table is based on the bedroom requirements of 1671 families composed of the following groups:

1. All families with incomes between \$150 and \$367 in Regent Park South.
2. All families now in Regent Park South with income below \$150 and desiring relocation.
3. All families from the sample of the waiting list of Regent Park North with family incomes between \$150. and \$367.
4. All families from the Emergency Shelter survey with family incomes between \$150 and \$367.



No of Bedrooms Possible Range of Occupants	Total	Percentage
1 Bedroom 1 - 3 Persons	195	11.67
2 Bedroom 2 - 5 Persons	557	33.33
3 Bedroom 3 - 7 Persons	633	37.88
4 Bedroom 4 - 9 Persons	237	14.19
5 Bedroom 7 - 11 Persons	49	2.93
	<hr/> 1671	<hr/> 100.0%

For the purpose of checking, a further analysis was made of all those in the above category whose incomes fell between the limits of \$150 and \$310 a month. The breakdown by groups will be found on Page 5 of the Report of Sub-Committee No. 2, but the totals are as follows:

	<u>Nos.</u>	<u>Percentage</u>
1 Bedroom	163	11.0
2 Bedroom	494	33.3
3 Bedroom	573	38.6
4 Bedroom	210	14.2
5 Bedroom	36	2.4
6 Bedroom	7	.5
	<hr/>	<hr/>
GRAND TOTAL	1483	100.0%

It will be noted that the distribution by sizes of all families within the strictly eligible income range of \$150 to \$310 is substantially the same as that of the larger group.





DUNDAS STREET EAST

RIVER STR

SYDENHAM STR

RECENT PARK SOUTH

*Public Utilities*

11

— SEWER  
— G.T.E.  
— WATER  
— GAS

BUILDINGS RETAINED  
ON THE SITE





In addition the family size and composition of the survey group was compared with the whole City of Toronto as reported in the 1951 census. The result of this comparison is set out below:-

Persons in Family	Sample	%	City	%
1	35	2.0	9856	6.2
2 - 3	546	31.5	65562	40.9
4 - 5	772	44.5	48732	30.4
6 - 9	371	21.4	29958	18.7
10 -	11	.6	6066	3.8
TOTAL	1735	100.0%	160174	100.0%

This comparison bears out two facts. The Regent Park South survey area is low in one person families and to a lesser degree in two to three person families. On the other hand, it is high in four to five and six to nine person families. Without attempting to provide a reason for these variations, they point up the fact that the proposed project must be weighted in favour of four to five bedroom units compared to the City average of such units.

Federal-Provincial policy places the emphasis on family need rather than on the need of childless couples and individuals. The experience in Regent Park North indicates that there should be more four and five bedroom units than the strictly statistical approach would indicate. Families tend to increase in size when new and adequate accommodation is made available to them at a rent they can afford. This is particularly true when the level of rent is related to the family income rather than to the size of the accommodation provided.

The Committee agrees that ideally families with children under 10 years of age should not be put in apartments more than 2-1/2 storeys above ground. Families with small children should be given direct access to the ground. They should not be allocated to the upper floors of high rise buildings, which are suitable only for families with all children over 10 years of age or without children.

Having these considerations in mind the Committee recommends the following breakdown by number of bedrooms:

1 Bedroom	5%	all above 2-1/2 storeys
2 Bedroom	22%	2/3 above 2-1/2 storeys
3 Bedroom	45%	1/7 above 2-1/2 storeys
4 Bedroom	20%	1/4 above 2-1/2 storeys
5 Bedroom	8%	1/3 above 2-1/2 storeys





This recommendation was submitted to the Number 3 Sub-Committee on Planning for its guidance with the full realization that practical considerations based on the area of land available, the cost of the operation and the necessity of producing as many units as sound planning would permit might modify the recommended proportions.

### Considerations of Space and Type of Unit

In proposing a redevelopment scheme based on the breakdown given in the preceding paragraph, certain points relating to the site itself have to be considered. These are founded to a large extent on area.

The area of the whole site is 32.12 acres, but this must be reduced by the amounts required for the buildings which are to remain on the site, as follows:

Park School, present area	3.23 acres
Recommended addition	1.14 acres
St. Georges and St. Bartholomews	
Churches and ancillary buildings	<u>1.22 acres</u>
	5.59 acres

This leaves a net total of 26.53 acres from which space must be provided not only for the housing but for open spaces, internal roads, local shopping facilities, car parking and easements for existing major services which must not be disturbed. The main existing services are the large interceptor sewer of the City of Toronto and the Bell Telephone Company's main underground trunk line between Toronto and Montreal, the locations of which are shown on Plate No. 11.

These requirements imposed a definite space limitation on the development and resulted in a careful study of the advantages and disadvantages of high rise apartment buildings. The basic principles involved are discussed at length in the report of the No. 3 Sub-Committee (Appendix III). The conclusions reached follow.

There is an absolute limit to the number of families who can be housed on an acre of ground. This limit applies no matter how tall the buildings. It arises from the external space requirements for daylight, access to the buildings, car parking and recreation. The statistics concerning numerous projects in the United States and in European countries were studied. The limit to the number of families housed on an acre is expressed in various ways but in all the comparable projects examined it does not exceed a density of thirty-five families to the acre. Only very exceptional projects exceeded an overall density of forty to the acre and then for reasons which do not apply in Regent Park South. An overall density of thirty-five families to the acre would result in the housing of 928 families in Regent Park South.

The main reasons for using high rise apartment buildings in public housing have been these:

a) Limitation of cost per unit including land as set by some United States legislation. On expensive land this makes apartment buildings virtually mandatory.

b) A high proportion of prospective tenants suited to or accustomed to apartment living.



c) An effort to accommodate more families with conscious acceptance of the greater cost and reduced suitability for family living.

None of these pressures need compel an all apartment scheme in Regent Park South, for these reasons:

a) There is no rigid limiting cost per unit including land. Even if there were, experience suggests that land would have to cost \$100,000 per acre to justify all high rise buildings. In fact the agreed on price to the Partnership for the land is less than \$40,000 per acre. The very purpose of the provisions of Section 23 of The National Housing Act, 1954 is to relieve this pressure.

b) Reference has already been made to the fact that between two-fifths and two-thirds of the residents of the area are in families for whom houses with basements and yard space will prove most suitable. Virtually all the prospective tenants consider such accommodation ideal.

c) While additional families could be accommodated in the Regent Park South project by concentrating on high rise buildings, these buildings provide accommodation which is not basically suitable for families with young children.

As a result of the considerations just outlined and of the ideal breakdown of units on Page 16 the Number 3 Sub-Committee undertook numerous studies and considered a total of twelve full scale proposals. The details of these studies will be found in Appendix III. Their aim was to secure the best possible plan based on the following standards: -

a) An overall objective of 900 units;

b) A ratio of four ground access units to five units above ground;

c) An overall maximum density of thirty-five families to the acre.

It soon became evident that all of the foregoing standards could not apply. If 900 units were to be produced, it would be impossible to have four-ninths of them with direct access to the ground. If the ground access standard were to be abandoned and the 900 units maintained, families with children would be forced into unsuitable accommodation or, particularly in the case of large families, ruled out altogether. Alternatively, accommodation would be given to families without children or with children of play pen age at the expense of families with school age children.

Since it is one of the basic principles of the Federal-Provincial Partners to provide accommodation for families with children, it was decided that the overall objective of 900 units in the Regent Park South area could not be attained. By reducing the number of units the ratio of four ground access units to five units above ground became feasible.

### Final Proposal

The suggested building scheme Plates 12 and 14, represent the final result of a lengthy series of studies. Its major features are:

a) The seven, 8 storey high rise apartment buildings are grouped to the east of the Park School with their grounds contiguous to the school's grounds, thus adding to the effect of open space.





OUNDAS STREET EAST

REGENT STREET

RIVER STREET

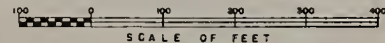
SYDENHAM STREET

PARK  
SCHOOL

ST BARTHOLOMEW'S  
CHURCH

ST GEORGE'S  
CHURCH

REGENT PARK SOUTH  
*Suggested Building Scheme* 12



High Rise Apartments Two Flats Lawns Law Gardens Shops Day Nursery



(b) The rest of the residential area is devoted to row houses, grouped in rows and courts interspersed with small open spaces.

(c) Parking space has been located as close to each group of units as possible, thus avoiding undesirably large "deserts" of car parks. Parking is provided for 75% of the units.

(d) The existing major services and, to some extent, the present street pattern remain undisturbed.

(e) Healthy, attractive trees are retained wherever possible.

(f) The number of units obtained is 721, of which 273 are row houses. The high rise buildings include 56 units at ground floor level, so that altogether 329 units can be said to have ground floor access. 392 units are located in the remaining floors of the high rise buildings. The 721 units represent a maximum number consistent with the main committee's recommendations on unit sizes and location relative to ground access. Provision has also been made for four small shops.

(g) Row houses are an average of 18 feet in width with lots approximately 80 feet deep and the rows on an average 70 feet apart. Small private gardens are provided at the rear of row houses with an average depth of 35 feet.

(h) The breakdown by size of units and access is as follows:

Unit Size	%	Number of Units	Ground	High Rise
1 Bedroom	5	36	-	36
2 Bedroom	22	159	-	159
3 Bedroom	45	325	128	197
4 Bedroom	20	143	143	-
5 Bedroom	8	58	58	-
Totals	100	721	329*	392

\*including 56 units in ground floors of high rise buildings.

The above features of the recommended plan, and particularly the precise distribution of unit sizes, would, of course, be subject to variation resulting from actual building plans and a more detailed site plan.

The plan provides for an extension easterly of approximately 1-1/4 acres for the Park School grounds and a slight reduction of the depth of the property. This, of course, would have to be negotiated with the Board of Education. Space is also provided for a day care nursery, which has been recommended by the Commissioner of Welfare. His submission on this point is attached to this report as Appendix IV. The plan has the advantage of preserving undisturbed all the major services and utilizing a fair number of the smaller lateral mains. It also discourages through traffic and reduces the points of access to Dundas, Sydenham, and River Streets to a minimum.





The Committee recommends this proposal with full recognition of the fact that when the proposal has been turned over to the Architects who will do the detailed planning, numerous changes may be required. They recommend however, that there be no material change in the number of units, the proportion with ground access or the overall density.

#### Estimated Costs, Rents and Taxes -

Any estimate of costs and rents prepared at this stage is obviously an approximation since final plans and details of construction have not been determined. However, based on actual costs of buildings in general similar to those contemplated by this report, it is estimated that costs should not exceed the following:

	Row Housing	High Rise	Total
Estimated all in cost	\$3,781,050	\$5,160,960	\$8,942,010
Number of Units	277*	448	725*
Estimated cost per unit	\$ 13,650	\$ 11,520	\$ 12,332
Average Rooms per unit	6.81	4.8	5.59
Estimated average cost per room	\$ 2,004	\$ 2,400	\$ 2,206

\* includes 4 retail shops.

The method of arriving at these costs is given in detail in Appendix III to this report. The all in costs include land, buildings, landscaping, services, miscellaneous fees and expenses, interest on investment during construction and for the high rise buildings, elevators.

The total estimated cost of \$8,942,010 would be assumed 75% by the Federal Government and 25% by the Provincial Government.

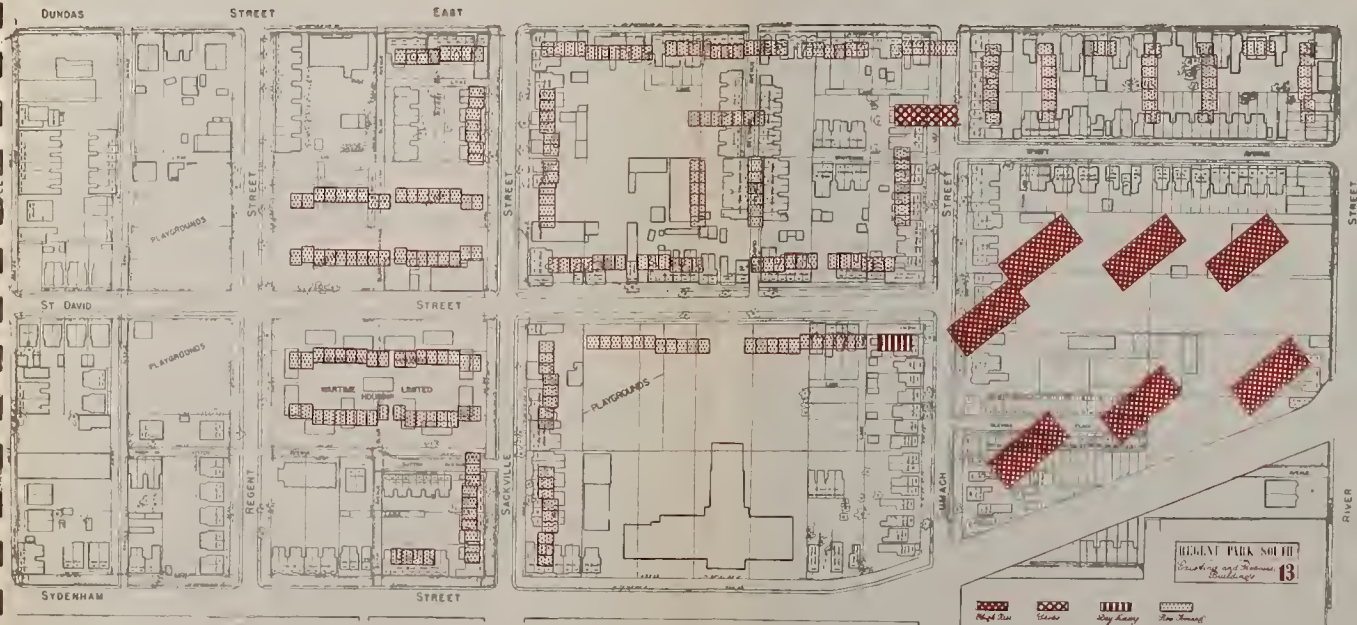
Detailed rent calculations are also given in Appendix III. They are summarized here:

	Row Housing	High Rise
Estimated subsidized rent		
per suite	\$65.38	\$61.83
per room	9.60	12.88
Service charge (for heat, water, etc.)		11.00

This estimated subsidized rent takes into consideration the following points:

- The Rent subsidy is 1/6 of Full Recovery Rent.
- The Tax subsidy is also 1/6 of normal taxes.
- Amortization over 50 years at an average blended rate of 4.0625, maintenance, administration, vacancy loss, etc. are all provided for.









The overall average rent per suite amounts to \$63.18. Applying the normal Federal-Provincial Partnership Formula ( $5 \times \$63.18 + \$25$ ) produces a maximum monthly family income for the proposed project of \$341. This is below the \$367 maximum family income chosen for the 1671 families surveyed when studying family composition and incomes - (see page 14). The average family income for the proposed project would be \$315 which is considerably higher than \$251 which is the average family income for the survey group. As the Committee is recommending that the minimum Federal-Provincial family income which, in Ontario is \$150 per month, should not apply in this project insofar as concerns those families resident on the site on October 15th last, no minimum income has been considered for them and the average for the whole group is therefore lowered. This is a condition that would gradually correct itself as no new families with monthly incomes below \$150 would be taken into the project.

The estimated rents quoted above make provision for a payment in lieu of taxes equal to five sixths of the estimated normal tax. If an Agreement is signed with the City it would provide for payment to the City of a percentage of all rents collected each year. This percentage would be such as would ensure a percentage of tax subsidy by the City equal, in the first year of operation, to the percentage of rent subsidy provided by the Partners. The method of arriving at this percentage is set out in Appendix III.

The estimated taxes used in arriving at the rents quoted above are as follows:

Estimated Average full normal tax per unit	15.00
Less 1/6 subsidy by City	<u>2.50</u>
Estimated subsidized tax per unit	12.50

The one-sixth subsidy used in calculating both rents and taxes is that normally allowed by the Federal-Provincial Partnership in Ontario. However, the amount of subsidy is not fixed at one-sixth and could be varied up or down should this seem desirable to the Partners when full information on costs is available.

#### Staging -

This Committee recommended earlier that all property within the project should be acquired, if possible, within one year from the date of expropriation or in any case, within a maximum of two years. It is therefore, important to arrange to have construction commence for as many units as possible without disturbing the occupants of existing units. It is recommended that the first stage of development should take place in:-

- (a) The site of Regent Park and the O'Neill Bath House;
- (b) The Area north of the Park School grounds;
- (c) The Area occupied by Silverware Products Limited and The Canadian Ornamental Iron Works, or at least the parking areas and vacant spaces in connection therewith.



Plate 13 shows the proposal recommended by this Committee super-imposed on the site in its present condition. It indicates how the first staging can be worked out if the final plan prepared by the architects to be appointed is similar to that recommended by this Committee.

### Summary of Recommendations

It being accepted that the redevelopment of Regent Park South under the provision of Section 23 and 36 of The National Housing Act 1954 has already been approved in principle, the Committee has the following recommendations to make:

#### A. Concerning Redevelopment under Section 23 of the National Housing Act, the Committee recommends

(1) That the area to be acquired for the project be the area bounded by Dundas Street East, River Street, Sydenham Street and Regent Street except for the following properties:

- (a) Park School and school grounds.
- (b) Saint Bartholomew's Church, grounds and Clergy House.
- (c) Saint George's Church and grounds.
- (d) Five houses adjacent to Saint George's Church, three on Sydenham Street at Blair Avenue and two on Sutton Avenue at Blair Avenue.

(The above properties are identified on Plate 6)

(2) That all the buildings within the area to be acquired, as defined above, be demolished.

(3) That the estimated net cost of acquisition and clearing of the site be accepted as \$4,679,874 as set out on Page 11 of this Report.

(4) That the grant under Section 23 of The National Housing Act, 1954 be half the difference between the recommended re-sale price of \$1,000,000 and the actual net cost of acquisition and clearing of the site or \$4,679,874, whichever should be the lesser.

(5) That the actual expropriation be carried out by the City and that the lands be taken over and the site cleared as soon as possible after expropriation. This should be completed within one year if possible, but in any case, in not more than two years.

(6) That if it is necessary for the City to hire additional staff to complete the taking over of the properties within the recommended time limit steps be taken to do so in good time.

(7) That during the period between the acquisition of the individual properties and their demolition the Commissioner of Property for the City assume their management for five percent of the gross rent collected or his actual costs, whichever is the greater and that the net revenue be credited to the cost of acquisition.





(8) That all demolition work be done under separate contract or identifiable sub-contract in order that the net cost or return therefrom may be ascertained.

(9) That the cleared site be sold to the Federal-Provincial Partnership for \$1,000,000 irrespective of the fact that the total number of units to be constructed will be considerably less than one thousand.

B. Concerning re-use of the cleared site under the terms of Section 36 of The National Housing Act 1954 and the Ontario Housing Development Act, the Committee recommends:

(1) That all those persons located on the site on October 15th, 1954 be rehoused if they so desire provided their family incomes, calculated in the normal Federal-Provincial manner, do not exceed the maximum family income established for the project, but without regard to the normal Federal-Provincial minimum family income.

(2) That the final proposal as set out on page eighteen of this report be taken as a guide by the Architects to be appointed for the project insofar as it indicates the possibility of achieving a project made up of high rise apartments and row houses giving a total of seven hundred and twenty-one units of which four-ninths can have ground access; and that the breakdown of units by number of bedrooms and ground access should not depart materially from that set out on Page 19 of this report as part of the final proposal of this Committee.

(3) That provision be made for sale to the Board of Education, if it so desires, of approximately 1-1/4 acres for enlarging the Park School grounds.

(4) That adequate space be set aside for a Day Nursery as requested by the City Welfare Commissioner (see Appendix IV).

(5) That the first stage of demolition and construction take place in the vacant areas and areas at present occupied by industries as set out on Page 21 of this report, so that the first units can be constructed without dispossessing any appreciable number of families.

\* \* \* \* \*

Though Mr. F. E. Dearlove has signed this report he has done so with one reservation which the Committee agreed to record. In accord with the general principles of redevelopment of Regent Park South and with the estimates of land acquisition and clearing, cost estimates, staging and recommendations concerning them, Mr. Dearlove feels that the proposed plan stresses the recommended type of accommodation rather than the numbers of units to be constructed. He would have preferred to see a plan which produced a higher number of units even though this meant less accommodation in row houses suitable for large families with school age children.









The Committee wishes to record its appreciation of the assistance rendered to it in its work by many persons on the staffs of the City, the Province of Ontario and Central Mortgage and Housing Corporation without whose assistance the great mass of drafting, statistical, clerical and stenographic work involved could not have been so satisfactorily completed. Its gratitude is also expressed to those who, though not members of the Committee, gave generously of their time and effort by serving on the various Sub-Committees.

February 1st, 1955.

J. F. Brown

Secretary

J. F. Brown

Chairman

Alan H. Armstrong

Chilcote

R. C. Evans

S. A. Gitterman

R. W. G. Card.

R. K. McCondochie

W. W. G. Card.

J. H. G. Card.

Frank. E. Dearlove.

W. W. G. Card.



## A P P E N D I X I .

### REPORT OF SUB-COMMITTEE NO. 1 TO THE JOINT ADVISORY COMMITTEE ON REGENT PARK SOUTH 30th DECEMBER 1954

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Your Sub-Committee No. 1 was struck primarily for the purpose of considering the estimated cost of acquisition of the land in the area known as Regent Park South, the machinery to be used in the acquisition and clearing of the site, and other related matters. The Committee was composed of Messrs. Field, Scott, Stricker & Alebon of Central Mortgage and Housing Corporation, Messrs. Alexander and Baldwin of the City of Toronto, and Mr. R. S. Chaffe of Messrs. Chaffe, MacKenzie and Ray. At its first meeting, Mr. Alexander was appointed Chairman and Mr. Baldwin Secretary. In all, four meetings were held.

As referred to in the preliminary report of this Sub-Committee, seven main points were to be covered. These points will be set out below with comments where necessary and the recommendations of the Committee with respect thereto.

1. Classification and present use of land.

2. Present age and physical condition of buildings. It is the opinion of your Sub-Committee that the information already on hand with respect to the above two subjects is sufficient for the purpose and it was not considered necessary to enlarge thereon.

3. Buildings to be retained and problems of re-development. While this subject was discussed briefly, it was the consensus of the Committee that the matter was one for the consideration of the Advisory Committee. It is recommended, however, that an early decision be made, and Sub-Committee No. 3 advised of the result.

4. Ownership of land and buildings.

5. Assessed value of land and buildings. This information is already in the hands of the Committee. The assessments were revised in July of this year and, for our purposes, are sufficiently correct. It is estimated that little, if any, change will be necessary except as to ownership.

It is customary in projects of this kind to obtain this information when a preliminary estimate of the cost of acquisition is being prepared. If, as and when the project is carried out, the information is revised to the date of expropriation. While many properties may have changed hands, the assessed values as a rule, show little, if any, variations. In the subject area, no changes of consequence are known.

6. Estimated acquisition and clearing costs. Careful consideration has been given by your Committee to this most important subject. As referred to in the interim report submitted to the meeting of the Advisory Committee held on November 4, 1954, the original estimate of the cost of acquisition was prepared in July, 1953, and is considered advisable to increase the estimate moderately. As previously advised, a rough estimate of the cost of clearing a specimen block was prepared by Mr. Chaffe with the assistance of a representative from Central Mortgage and Housing Corporation and one from the City of Toronto. This work confirmed the previous estimate, as amended, to the satisfaction of your Committee. As amended, the estimated cost of acquiring the entire area is \$4,633,319.





However, as under Section 23 of the National Housing Act, properties owned by the City are not eligible for a grant, the estimate is reduced by the sum of \$505,888.00, (less the sum of approximately \$14,700.00 still owing by the City with respect to purchase of Wartime houses - see below), being the amount included for all City-owned properties. These properties may be generally listed under the following headings:-

- (a) Park Lands.
- (b) Wartime Houses on former park lands.

These were erected by Wartime Housing, Limited, and sold to the City by Central Mortgage and Housing Corporation on the basis of \$2,500.00 each, payable \$200.00 per annum for 12-1/2 years, without interest. In all, there are 26 units, on which the unpaid balance is approximately \$14,700.00. This amount is included in the estimate.

- (c) Miscellaneous Properties - acquired at tax sale or surplus to improvements.
- (d) Properties acquired in advance of the Regent Park South Housing Project.
- (e) O' Neill Bath House (including Workshop).

It would appear that the City Administration feels that these facilities should be replaced, and has included a sum in the Capital Estimates for the year 1955 to provide for reconstruction.

With the exception of the amount of \$14,700.00 referred to in (b) above, nothing has been included in the estimate for City properties.

In all major public works involving expropriation proceedings, an amount for forcible taking and contingencies is considered advisable for estimate purposes. Your Committee recommends that 10 per cent. be added, amounting to the sum of \$412,743.00.

As to the cost of demolition and clearing the site, it is hoped by your Committee that this may be done on a break-even basis. However, in view of the uncertainties apparent, the sum of \$25,000.00 is included.

As this Committee will urge that all the properties required be acquired as soon as possible following expropriation, it is expected that the staff of the expropriating body will need to be augmented by experienced negotiators, valuers, etc., and legal staff. The National Housing Act would appear to permit of the inclusion of this expense as a charge against the cost of acquisition and the sum of \$100,000.00 is, therefore, included.

The final estimate is now as follows:-

#### ESTIMATED COST OF ACQUISITION

Total Estimated Cost of Acquisition -	\$4, 633, 319.00
Less all City-owned property -	505, 888.00
	<u>\$4, 127, 431.00</u>



# Estimated Cost of Acquisition (Continued)

	\$4, 127, 431.00
Add for Contingencies and forcible taking, 10% -	<u>412, 743.00</u>
	\$4, 540, 174.00
Provision for unpaid balance re 26 Wartime Houses -	14, 700.00
Provision for demolition and clearing site -	25, 000.00
Provision for costs in condemnation proceedings to be incurred by City, including extra staff, legal expenses, etc. -	<u>100, 000.00</u>
	<u><u>\$4, 679, 874.00</u></u>

NOTE: It is expected the Board of Education will require certain lands for extension to the Park School grounds. When the Board's requirements and the price of the lands to be sold have been determined, a credit will accrue to the cost of acquisition.

No credit or debit on account of management has been included in the estimate because of the impossibility of calculating at this time revenues which would occur during management by the City.

7. Machinery for and timing of acquisition. Your Committee has given consideration to the various methods available for expropriation and acquisition. Your Committee feels that the method of expropriation available to the Municipality, under all the circumstances, is the most suitable to the purpose and recommends accordingly.

Your Committee is of the opinion that the lands should be acquired and the site cleared as soon as possible following expropriation, preferably within a year, but in any event, within a period of two years. We recommend accordingly. We further recommend that any additional staff required to facilitate this undertaking be engaged, and provision has been made in the estimate to cover the cost thereof.

During the period between acquisition of the individual properties and the demolition thereof, we recommend that the Commissioner of Property for the City assume the responsibilities of management. He has indicated his willingness to manage these properties on the basis of 5 per cent. of the gross revenue collected, or his actual costs, whichever is the greater. The Committee recommends acceptance of this proposal. It is understood that net revenue received from the properties will be used to reduce the cost of acquisition.

Your Committee further recommends that all demolition work be done under separate contract or sub-contract, in order that the net cost or return therefrom may be ascertained. This is considered necessary as the Provincial Government's contribution to this undertaking is on the basis of construction cost only.

Respectfully submitted,



Secretary.



Chairman, Sub-Committee, No. 1.





## APPENDIX II.

### REPORT OF SUB COMMITTEE NO. 2 TO THE JOINT ADVISORY COMMITTEE ON REGENT PARK SOUTH

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This report covers the analysis of the results of the survey of the Regent Park South area and related groups. Since it answers the questions put to the Sub-Committee by the General Committee and one or two supplementary questions put to the Sub-Committee by the Chairman of the No. 3 Sub-Committee it may be considered final insofar as the material dealt with is concerned. If more information is required, it can be secured from the figures now on hand and organized provided adequate time is allowed for its development. These figures are given in the various tables attached.

The specific questions given to the Sub-Committee to answer were as follows:

- I. Family composition by groups, to give bedroom requirements, for
  - a. Those on the site wishing to be rehoused.
  - b. Those on the site not wishing to be rehoused.
  - c. Those on the site uncertain about rehousing.
  - d. Those on the waiting list of Regent Park North.
  - e. The Emergency Shelter Group.
- II. Family Income on F. P. basis for above groups.
- III. Relationship of Income and family size for above groups.
- IV. Shopping habits for those on the site.
- V. Car ownership for those on the site.
- VI. Working Mothers.
  - a. from Survey.
  - b. from R. P. North.

In connection with No. VI above, it was not possible with the information on hand to give an answer to the question concerning working mothers from the Regent Park North waiting list. If this information is required, a further search of the Regent Park applications will have to be undertaken and it is suggested that this might be done by Mr. Dearlove's staff should Mr. Rupert feel it is necessary. We have, however, provided information as available from the survey on working mothers in the Regent Park South area.

The following table gives the answer to Question 1.



TABLE A  
FAMILY COMPOSITION BY GROUPS - WHOLE SURVEY GROUP

(a) WISHING REHOUSING		NOS.	PERCENTAGES
1 Bedroom		61	16.8
2 Bedrooms		118	32.5
3 "		107	29.5
4 "		69	19.0
5 "		6	1.7
6 "		2	.5
TOTAL		363	100.0
(b) NOT WISHING REHOUSING			
1 Bedroom		49	32.2
2 Bedrooms		57	37.5
3 "		29	19.1
4 "		14	9.2
5 "		3	2.0
6 "		0	
TOTAL		152	100.0
(c) DON'T KNOW			
1 Bedroom		15	14.8
2 Bedrooms		43	42.5
3 "		31	30.7
4 "		8	8.0
5 "		3	3.0
6 "		1	1.0
TOTAL		101	100.0
(d) WAITING LIST OF R.P. NORTH (Eligibles) 150-310,			
1 Bedroom		91	10.0
2 Bedrooms		290	31.9
3 "		402	44.2
4 "		111	12.2
5 "		11	1.2
6 "		5	.5
TOTAL		910	100.0
(e) EMERGENCY SHELTER GROUP (Eligibles) 150-310			
1 Bedroom		7	3.4
2 Bedrooms		64	30.6
3 "		71	34.0
4 "		49	23.4
5 "		18	8.6
6 "		0	
TOTAL		209	100.0

THE ABOVE GROUPS TOTALLED PRODUCE THE FOLLOWING FIGURES

1 Bedroom	223	12.8
2 Bedrooms	572	33.0
3 "	640	36.8
4 "	251	14.5
5 "	41	2.4
6 "	8	.5
GRAND TOTAL	1735	100.0





The above table covers 1735 families without consideration of their income insofar as the survey group is concerned. Groups (d) and (e), that is to say, "Waiting List of Regent Park North and Emergency Shelter Group", cover eligibles only since there is no undertaking to house other than eligibles from these groups. By eligibles is meant those whose family incomes fall between \$150-\$310 a month.

Covering approximately the same group and applying the standard requirements for Federal-Provincial projects, figures have been worked out to show what types of buildings would be required to house 1714 of the families listed above.

The requirements of the Federal-Provincial policy in connection with bedroom allocations are as follows:-

1 Bedroom - Father and Mother and 1 child below the age of 4 years.

1 Bedroom - Member of the family group over 16 years; 2 members of the family of the same sex over 16 years of age may share the same bedroom.

1 Bedroom - 2 children of the same age and sex, between the ages of 4 years and 16 years.

1 Bedroom - Where there are children between 4 years and 16 years who cannot be paired.

Families with children of 10 or under should be put in 2-1/2 storey walk-ups or lower types. High rise buildings are considered suitable only for families with all children over 10.

Applying these principles to the 1714 families referred to and reducing them to apply to 1000 units, we arrive at the figures set out below:-

BEDROOM UNITS  
ACCORDING TO BUILDING AND FAMILY TYPES

No. of Bedrooms: Possible Range of Occupants	Row	Walk-Ups	High-Rise	Total	c/o 1000 Units
1 Bedroom 1-3 Persons	-	20	95	115	11.5%
2 Bedrooms 2-5 Persons	21	90	220	331	33.1%
3 Bedrooms 3-7 Persons	221	100	55	376	37.6%
4 Bedrooms 4-9 Persons	75	38	35	148	14.8%
5 Bedrooms 7-11 Persons	<u>12</u>	<u>10</u>	<u>8</u>	<u>30</u>	<u>3.0%</u>
TOTAL	<u>330</u>	<u>258</u>	<u>413</u>	<u>1000</u>	<u>100.0%</u>



The foregoing proportions are based upon the bedroom requirements of 1714 families analysed for family size and composition. The 1714 families are composed of the following groups.

All families with incomes between \$150-\$367 in Regent Park South -	436
All families above \$367 and below \$150 desiring relocation -	94
All families from waiting list Regent Park North between \$150-367 -	939
All families from Emergency Housing survey between \$150-\$367 -	245
	<u>1714</u>

The percentage proportions of each bedroom unit shown in the proposed bedroom and building type distribution table differs slightly from the distribution of bedroom requirements shown on Table A. The reason for this is that a suggested bedroom distribution among the three basic building types was taken from a table which included 137 families from the three major survey groups whose family income was between \$311.00 - \$367.00 per month. The same table excluded those families in Regent Park South whose incomes were below the minimum and above the maximum and who stated they did not wish to be relocated. It was felt that expanding the maximum income limit to six times the average rent would provide a wider and hence more accurate sample on which to base a proposed bedroom building type distribution. It is interesting to note that while the percentage proportions differ, the differences are not great. A copy of the table on which the proposed bedroom distribution was finally based will be included with the Appendices.

Family Income on Federal-Provincial Basis for above groups.

II. The second question we were asked concerned family income on a Federal-Provincial basis for groups 'a' to 'e' (see Page 1). In other words those covered in Table II are families whose family incomes calculated on the basis required for Federal-Provincial projects fell between the limits of \$150 and \$310 per month. The figure \$310 is arrived at by taking five times the estimated average rent of \$57.00 plus \$25.00.

TABLE B follows -





TABLE B

	NOS.	PERCENTAGES
(a) THOSE ON SITE WISHING TO BE REHOUSED		
1 Bedroom	36	16.6%
2 Bedrooms	74	34.1
3 "	64	29.5
4 "	38	17.5
5 "	3	1.4
6 "	2	.9
	<u>217</u>	<u>100.0%</u>
(b) THOSE ON SITE NOT WISHING RELOCATION		
1 Bedroom	19	23.2%
2 Bedrooms	39	47.6
3 "	15	18.3
4 "	8	9.8
5 "	1	1.1
6 "	0	
	<u>82</u>	<u>100.0%</u>
(c) THOSE ON SITE UNCERTAIN		
1 Bedroom	10	15.4%
2 Bedrooms	27	41.5
3 "	21	32.3
4 "	4	6.2
5 "	3	4.6
6 "	0	
	<u>65</u>	<u>100.0%</u>
(d) WAITING LIST OF R.P. NORTH		
1 Bedroom	91	10.0%
2 Bedrooms	290	31.9
3 "	402	44.2
4 "	111	12.2
5 "	11	1.2
6 "	5	.5
	<u>910</u>	<u>100.0%</u>
(e) EMERGENCY SHELTER GROUP		
1 Bedroom	7	3.4%
2 Bedrooms	64	30.6
3 "	71	34.0
4 "	49	23.4
5 "	18	8.6
6 "	0	
	<u>209</u>	<u>100.0%</u>

THE ABOVE GROUPS TOTALLED PRODUCE THE FOLLOWING FIGURES

1 Bedroom	163	11.0
2 Bedrooms	494	33.3
3 "	573	38.6
4 "	210	14.2
5 "	36	2.4
6 "	7	.5
GRAND TOTAL	<u>1483</u>	<u>100.0%</u>



Again it is interesting to note that the percentage proportions for all the families within this income range \$150.00 - \$310.00 are substantially the same as for those shown in the aforementioned bedroom unit and building type distribution table.

The following table shows a comparison of the largest sample of families composed of: -

- (A) All families in Regent Park South of all incomes, all studied families from waiting list with incomes between \$150.00 - \$367.00, and all studied families from the Emergency Housing survey in the same income group, and
- (B) A second group made up of Federal-Provincial eligibles \$150.00 - \$310.00 families in the above three survey groups.

	A		B	
	<u># Families</u>	<u>%</u>	<u># Families</u>	<u>%</u>
1 Bedroom	224	12.3	163	10.9
2 Bedrooms	599	33.0	494	33.3
3 Bedrooms	664	36.5	573	38.6
4 Bedrooms	262	14.5	210	14.3
5 Bedrooms	51	2.8	43	2.9
N. S.	17	.9	--	--
	1,817	100.0%	1,483	100.0%

This comparison shows that the variation between the larger group - (Group A) and the strictly eligible group (Group B) is minor and can be ignored.

### III. Income and Family Size

The third question concerns the relationship of income and family size for the groups set out in Table A above. Information is given in Table C.

In general this table is self-explanatory. However, it might be pointed out that the percentage column at the right of the table refers to the percentage of 1 person, 2 persons, 3 person-families, etc. to the total of 1,735 families.



TABLE C

REGENT PARK SOUTH SURVEY FAMILIES																	
"YES"						"NO"				"DON'T - KNOW"			10 Waiting List Regent Park North	11 Emergency Housing	Emergency Housing Distribution System	TOTAL Columns 1 - 11 incl.	Per Cent %
1 0-149	2 150-310	3 311-plus	4 0-149	5 150-310	6 311-plus	7 0-149	8 150-310	9 311-plus									
1 Person	12	3	0	9	1	3	2	0	0	1							
2 Person	12	39	6	18	16	5	14	1	110	6							
3 Person	9	49	17	4	27	1	16	4	158	24							
4 Person	6	42	18	4	14	8	17	4	276	40							
5 Person	4	34	21	2	8	9	9	4	200	50							
6 Person	4	23	17	0	13	4	2	1	89	21							
7 Person	3	16	10	0	2	1	0	2	46	26							
8 Person	1	4	5	0	0	1	2	0	21	23							
9 Person	0	4	1	0	1	1	1	1	5	18							
10 Person	0	3	0	0	0	0	2	1	5	0							
TOTAL	51	217	95	37	82	33	65	18	910	209	1735	100.0%					





#### IV. Shopping Habits

The fourth question concerns shopping habits for the survey group.

Shopping patterns fell into three main area:-

a) 40% Parliament & Gerrard where a number of chain stores are located, including a large Power Market, a Loblaws, a Woolworths and a variety of other shops.

b) 13% Queen Street, from Parliament to Broadview. The attraction at Broadview is the location of a Pickering Farms Market.

c) 37% "Local" shops. There are a number of small grocery stores in the area itself, and about 37% of the families interviewed reported using them for their day to day shopping needs. Named locations were Sackville and Dundas Streets, Sackville and St. Davids, Sumach and Dundas and a few, Dundas and Parliament.

About 10% of the families reported shopping outside of the above area, generally in an area where a wage earner worked.

No attempt was made to relate family residence to the location of the three main areas.

#### V. Car Ownership

Question No. 5 refers to car ownership. Amongst the 633 families contacted, 195 reported owning cars. However, of the total number of families there were numerous families consisting of two persons only, both of whom worked. Information as to car ownership from these families is not considered reliable. It is possible therefore, that the number of cars should be greater than the 195 reported.

#### VI. Working Mothers

It was not found possible to secure information concerning working mothers from the Regent Park North list.

In Regent Park South, a number of mothers with children of school and pre-school age reported incomes. However, the great majority of these incomes came from rented rooms. Only about 8% of such mothers worked outside of the home. A few stated they would be interested in a nursery school. One was already using the Woodgreen Day Care Centre. Another 8% to 10% of families with young children have living with them an elderly relative who may be caring for the children.



The following table shows the number of children of pre-school age in Regent Park South and for comparison the number of children of pre-school age in the city of Toronto. It will be noted that the percentages resulting from this comparison indicate very little difference between the two groups.

<u>Total Regent Park South</u>			<u>Toronto</u>	
44%	407	0-5	51944	42%
<u>56%</u>	<u>515</u>	6-15	<u>70499</u>	<u>58%</u>
100%	922	TOTALS	122443	100%

## VII. Comparison with Census Figures

In addition to the above questions, the Chairman of the No. 3 Sub-Committee asked us to do a control comparison of family size and composition between the whole city of Toronto as reported in the 1951 census and the total number of families studied for this report. Since the census figures break down the families into 1 person, 2 to 3 person, 4 to 5 person, 5 to 9 person and 10 or more persons groups, it was necessary to go back over groups covered by the Regent Park survey and to reclassify them into the census categories. The result of this comparison is set out below:-

	<u>Family Size</u>			
	<u>Sample</u>	<u>%</u>	<u>City</u>	<u>%</u>
1	35	2.0	9856	6.2
2-3	546	31.5	65562	40.9
4-5	772	44.5	48732	30.4
6-9	371	21.4	29958	18.7
10-	<u>11</u>	<u>.6</u>	<u>6066</u>	<u>3.8</u>
	1735	100.0%	160174	100.0%

This comparison brings out two facts. The survey area is low in one person families and to a lesser degree in two - three families. On the other hand, the survey area is high in four - five and six - nine person families. Without attempting to provide a reason for these variations, we feel that they point up the fact that the proposed project must be considerably heavier in four - five bedroom units than the City average of such units and can go light on one and two bedroom units.





### VIII. Recommendations

The figures contained in the table on Page 2 of this Report set out statistically the bedroom requirements for the largest survey group in accordance with Federal-Provincial practice. The comparison between this largest group (Table A) and the strictly eligible group comprising Table B show minor variations only and these can be ignored.

Despite the strict statistics the sub-committee feels that we should recommend a breakdown weighted in favour of the larger units and light on the smaller units.

Our reasons for this are twofold. In the first place, Federal-Provincial policy places the emphasis on family need rather than on the need of childless couples and of individuals. In the second place the experience in Regent Park North indicates that there should be more four and five-bedroom units than the strictly statistical approach indicates. Families tend to increase in size when new and modern accommodation adequate in size is made available to them at a rent they can afford. This is particularly true when the level of rent is related to the family income rather than to the size of the accommodation provided.

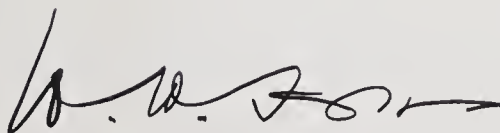
Having these considerations in mind the sub-committee recommends the following breakdown by number of bedrooms:

1 bedroom	-	5%	all	above 2-1/2 storeys up.
2 bedroom	-	22%	2/3	above 2-1/2 storeys up.
3 bedroom	-	45%	1/7	above 2-1/2 storeys up.
4 bedroom	-	20%	1/4	above 2-1/2 storeys up.
5 bedroom	-	8%	1/3	above 2-1/2 storeys up.

For comparison the statistical breakdown would be -

1 bedroom	-	11.5
2 bedroom	-	33.1
3 bedroom	-	37.6
4 bedroom	-	14.8
5 bedroom	-	3.0

Respectfully submitted.



Chairman  
W. W. Scott



Secretary  
J. F. Brown



## STATISTICAL TABLES

### EXPLANATORY REMARKS

The following Appendices, in tabular form, are the basic material on which the main body of this report has based its recommendations.

The survey included 633 of an estimated 638 families residing in the area and yielding approximately 98% coverage. This compares favourably with 561 families on which limited information was gathered by the City's Welfare Department in August of this year.

One of the questions asked on both surveys was: "Do you want to be re-located in the Project?" In this survey:

363 or 57% answered "Yes"  
152 or 24% answered "No"  
101 or 16% were undecided  
17 or 3% did not answer

By comparison, the August survey revealed:

294 or 52% were "Yes"  
247 or 44% were "No"  
18 or 3% were "Undecided"  
7 or 1% did not answer

Because of the problems associated with the re-location of displaced families, all of the Regent Park South survey material has been divided into "Yes", "No", and "Don't Know" categories as well as by whatever other categories the breakdown demanded.

The survey families in the Regent Park South area served two main purposes:

(a) All or any selected portion could be used as a sample on which to base projections, and

(b) They would also serve as an accurate yardstick for families to be re-located, since many of them would eventually be project tenants.

The sample approach referred to above (a) was expanded to include selected families from two other sources of tenant material. These were:-

(a) Families now waiting to obtain accommodation in Regent Park North, and

(b) Families now housed by the City in Emergency Housing Units.



## STATISTICAL TABLES (Cont' d)

Families selected to form a wide sample from all three of the above sources--Regent Park South, the waiting list at Regent Park North, and the Emergency Housing Units - were selected on a basis of eligible income. Under existing Federal Provincial policy, minimum family income levels are set at \$150.00 per month, and maximum incomes according to the formula: maximum income equals 5 times the average rent plus \$25.00. Taking average rent at an estimated \$57.00 per month the maximum family income becomes \$310.00 per month. To make the sample as broad as possible and to, thereby, draw upon a maximum number of representative families and still stay within income brackets that have a realistic relation to the anticipated maximum of \$310.00, the limit was raised to 6 times the average rent, or \$367.00 per month. By expanding the criteria of selecting representative families a potential sample of 1817 families has been obtained. The 1817 families are made up from the following groups:

- (a) 633 families in Regent Park South
- (b) 939 families from the waiting list at Regent Park North
- (c) 245 families from Emergency Housing Units

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1817 TOTAL

In the following Appendices, analysis of family and other characteristics have been based on various sizes of samples. The number of families, their source, and hence their totals varied according to the demands of the specific problem at hand. By so varying the samples, and their sources, it was possible to obtain a comparison on various characteristics between one group and another.

Table I is a copy of the survey form and the instructions to the Field Workers.

Table II, Family Size by Number of Persons and Income is self-explanatory.

Table III, Regent Park North Waiting List, is a summary of bedroom requirements and family sizes by numbers of persons for selected families from applications on hand at Regent Park North. This material has been gathered from an earlier survey of all applications on hand made in the spring of this year. The survey was conducted on a sample basis from 4 priority groups of applicants.

The higher priority was a 100% examination, the second a 33-1/3% sample and the third and fourth a 20% sample.

Table IV, Family Size by Number of Persons and Family Compositions by Income and Re-location shows the distribution of family size and basic form of composition for all families in Regent Park South area.





## STATISTICAL TABLES (Cont' d)

Table V is a comparative table from which any variation of the porportion of families of different sizes in each income category may be seen. The families examined for this table are all those in the eligible range of \$150 - \$310. per month family income, and all families above and below those limits desiring re-location.

Table VI, Family Composition According to Income Groups of 510 Selected Families, is a breakdown of the 17 most commonly reported family, or household, formations found among the Regent Park South families. The eligible groups (\$150 - \$310) of 364 families may be treated as a sample group, reflecting family formation characteristics of families likely to be tenants in the completed project. From the table a comparison may be drawn between the sample group of 364 eligible families and families desiring re-location, but whose family incomes are above or below the limits. For example, out of 51 families, or households, in the below minimum group nearly 50% are either single person or childless couples, while of 95 families over the maximum of 310, only 15% are in these composition categories.

Table VII is a table showing the bedroom requirements for all the families surveyed in Regent Park South. This table has been used in conjunction with the tables on bedroom requirements found in the main body of the report.

Table VIII, Comparative Bedroom Requirements of 1714 Selected Families is based upon individual family data for all families indicated at the bottom of the table. This table does not include Regent Park South Survey families whose family incomes are above the maximum limit of \$310.00 (and the "extended maximum" of \$367) and who stated they did not wish to be re-located, or were undecided about re-location. Families in the same two categories below the minimum of \$150.00 have also been excluded.

The primary purpose of the table was to determine from as large a representative sample as possible the bedroom requirements of a "normal" eligible group, and to compare those requirements with the requirements of all families above the maximum and below the minimum desiring re-location.

The following simplified table shows the variation of proportions of bedroom requirements for the various income groups.



TABLE  
INCOME GROUP

Bedrooms	0-49	50-99	100-149	150-310	311-367	368+	All
1 Bedroom	40	43.5	27.8	11	9.5	4.7	11.5
2 Bedrooms	40	26.1	33.3	33.3	34.3	25.6	33.1
3 Bedrooms	20	17.4	33.3	38.6	35.1	32.6	37.7
4 Bedrooms	0	13	5.6	14.2	16.8	37.1	14.8
5+Bedrooms	0	0	0	2.9	4.3	0	2.9
	100%	100%	100%	100%	100%	100%	100%

Because the 1714 families on which this table, and Table VIII were based appeared fairly representative of the general kinds of families to be tenants in the project, including the "ineligible" families desiring re-location, the proportional distribution shown in the last column was used as a basis for the suggested distribution of units (on a 1000 unit base) as it appears in the table in the main body of the report.

Table IX shows the distribution of all families in the Regent Park South area with incomes 0- \$149.00 per month by family size and source of income.





INSTRUCTIONS TO FIELD WORKERS CONDUCTING  
FAMILY SURVEY IN REGENT PARK SOUTH

1. GENERAL INSTRUCTIONS:

This survey is to determine as accurately as possible the population, family and income characteristics of the Regent Park South area. The information is essential to the planning and programming of the Federal-Provincial Rental Housing project which will be undertaken in the area when it has been cleared.

The approach to the families should be on the basis that the information is necessary in order to best serve their interests. The information is strictly confidential. However, if the family interviewed appears reluctant to give certain information, do not insist but please indicate in the remarks column.

If any questions are asked regarding the project, the acquisition of property or accommodation in the project, simply reply that definite plans have not yet been worked out. The present survey is a step in that direction and ample time will be given in considering all phases of the development. Do not make any commitments. In all honesty you can state that you do not know at this stage any more than what has already appeared in the Press.

In completing the form make an entry under every item even if it is a "nil" or "not stated" entry.

If reference is made by persons to the earlier survey conducted by the Department, it should be explained that this is a more detailed continuation and that once the survey has been completed it is not expected that any further survey work will be necessary.

2. ITEM INSTRUCTIONS:

Form Item Number  
and  
Heading

Instructions

- |                        |  |
|------------------------|--|
| 1. Name and address:   | Name of family interviewed, name of head of household if possible. Address of building <u>and</u> designation of dwelling unit (apartment number, "upstairs flat" "back room" etc. if possible). |
| 2. Family composition: | Obtain age and sex of all related persons stated to form part of the family. If relationship is stated show relationship to the head of household.   |



## 2. ITEM INSTRUCTIONS: (Cont' d)

- |                                    |  |
|------------------------------------|--|
| 2. Family composition:<br>(cont'd) | <p>Indicate income by month (4-1/3 weeks - months wage) and indicate source (wages, family allowances, mothers allowances, war veterans allowances, old-age pensions, etc.) for each member. Attempt to determine whether wage figures are gross or take home pay. Casual earnings of minors are to be disregarded. Indicate if person giving information appears to be making a wild guess. Family allowance can be allocated to mothers income but must be indicated as such.</p> <p>If a mother of pre-school children is working away from home, try and determine who cares for the children and indicate in "remarks" section.</p> |
| 3. Others in family:               | <p>This section is designed to determine what proportion of families are composed of members others than father and/or mother and offspring. This section can include brothers, sisters, grandparents, in-laws, friends or lodgers. Indicate if they are a normal part of the family and how long they have been as such or if they are only temporary. Include boarders and indicate as such. Be careful that "others" do not include a separate family unit. If so use a separate sheet.</p>   |
| 4. Housekeeping:                   | <p>Without attracting attention, attempt to determine whether housekeeping is unusually "high" (evidence of considerable work done on interior and furnishings) "average" (allowing for age of children, time of day, possible sickness on part of housekeeper and physical condition of building interior in the case of tenants) or unusually "low" (no apparent attempt to keep rooms and furniture clean).</p>   |
| 5. Re-allocation:                  | <p>Simply ask if family wishes to be re-allocated in the project. If the person interviewed cannot give an answer indicate in the "don't know" box. If the answer is definitely "no" indicate whether plans are being made to find their own accommodation.</p>  |



## 2. ITEM INSTRUCTIONS: (Cont'd)

6. Owner: Indicate how long the house has been owned and determine if possible if mortgage payments are being made.
- Tenant: Indicate how much rent is being paid and whether rent includes such items as heat, light, cooking appliances. If rent does not include such items indicate as follows:-  
"Rent plus"  
H (heat)  
A (appliances)  
L (light)  
O (other)
- If it does not include anything other than space simply indicate "rent plus X" (extras)
7. Sources of employment: Of main wage earner, or earners if more than one.
8. Commercial activity: Try to determine if dwelling quarters are used for any form of commercial activity and by whom.
9. Car: Indicate if a car is owned by the family. If more than one car owner in the family indicate how many. This is for planning parking space.
10. Shopping: Where does the family do day to day shopping? If at a large chain store indicate general location.
- Remarks: Include any remarks that may help in describing the particular family. Indicate any circumstances that may appear out of the ordinary, regarding family composition, income, special problems, marked attitudes, behaviour, etc.





TABLE I  
SURVEY  
REGENT PARK SOUTH

(1) Address \_\_\_\_\_

Name \_\_\_\_\_

(2) Family composition	Father	<u>Age</u>	<u>Sex</u>	<u>Occupation</u>	<u>Income</u>	<u>Source</u>
	Mother					
	Children					

(3) Others living with family	<u>Relationship</u>	<u>Age</u>	<u>Sex</u>	<u>Resident How long</u>	<u>Income</u>	<u>Source</u>
-------------------------------	---------------------	------------	------------	--------------------------	---------------	---------------

(4) Housekeeping ☐ Good ☐ Fair ☐ Poor

Space occupied ☐ Whole house ☐ Apt. self contained ☐ Flat ☐ Rooms

(5) Do you want to be relocated in project? ☐ Yes ☐ No ☐ Don't know

If answer is Yes

How many permanent "others living with family" would you bring if you could \_\_\_\_\_

What is their relationship \_\_\_\_\_

(6) Do you own this dwelling ☐ Yes ☐ No

If you own the house when did you buy it? \_\_\_\_\_

If you are a tenant, since when? \_\_\_\_\_

What rent do you pay? \_\_\_\_\_ ☐ Monthly ☐ Weekly

(7) Where does (or do) main wage earner(s) work? \_\_\_\_\_

(8) Is any business carried on from this dwelling? \_\_\_\_\_

If so, what kind? \_\_\_\_\_

(9) Do you own a car? \_\_\_\_\_

(10) Where do you do your regular shopping? \_\_\_\_\_

Remarks:

Date: \_\_\_\_\_

Worker: \_\_\_\_\_



TABLE II  
REGENT PARK SOUTH SURVEY  
FAMILY SIZE BY NUMBERS OF PERSON & INCOME

No. of Persons	0-49		?	50-99		?	100-149		?	150-310		?	311-367		?	367+		?	Not Stated	Totals	%
	Yes	No		Yes	No		Yes	No		Yes	No		Yes	No							
1 Person	4	4	1	7	2		1	3	2	3	1	2		3					33		
2 Persons	1	8		5	4		6	6	3	39	16	14	4	4	1	2	1		114		
3 Persons	2	2	1	4	1	1	3	1	5	49	27	16	11	1		6		4	134		
4 Persons	1	1		1			4	3	2	42	14	17	11	3	3	7	5	1	115		
5 Persons	1	1		2		1	1	1		34	8	9	12	2	1	9	7	3	92		
6 Persons	1			1			2		2	23	13	2	5			12	4	1	66		
7 Persons				2			1			16	2		6			4	1	2	34		
8 Persons				1						4		2	2			3	1		13		
9 Persons										4	1	1	1		1		1		9		
10 Persons										2		1							3		
11 Persons										1		1							2		
12 Persons																					
13 Persons																					
14 Persons																			1		
TOTALS	10	16	2	23	7	2	18	14	14	217	82	65	52	13	7	43	20	11	17	633	100%





TABLE III

WAITING LIST  
REGENT PARK NORTH

---

Sampled - March, 1954

BEDROOM REQUIREMENTS

\$150-\$310 per month		\$311-\$367 per month	
<u>Bedrooms</u>	<u># Families</u>		
1 Bedroom	91	1	= 92
2 Bedrooms	290	18	= 308
3 Bedrooms	402	10	= 412
4 Bedrooms	111	0	= 111
5 Bedrooms	11	0	= 11
6 Bedrooms	<u>5</u>	<u>0</u>	= <u>5</u>
TOTAL	910	29	939

FAMILY SIZE

\$150-\$310		By Number of Persons		\$311-\$367 per month	
<u># Persons</u>	<u># Families</u>				
1 Person	0	0	=	0	
2 Persons	110	0	=	110	
3 Persons	158	9	=	167	
4 Persons	276	15	=	291	
5 Persons	200	5	=	205	
6 Persons	89	0	=	89	
7 Persons	46	0	=	46	
8 Persons	21	0	=	21	
9 Persons	5	0	=	5	
10 Persons	<u>5</u>	<u>0</u>	=	<u>5</u>	
TOTAL	910	29		939	



TABLE IV  
REGENT PARK SOUTH SURVEY - FAMILY SIZE BY NUMBERS OF  
PERSONS & COMPOSITION ACCORDING TO INCOME & RELOCATION

No. of Persons & Composition	0-49		50-99		100-149		150-310		311-367		368+		?	Not Stated	Total
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No			
1 Person	4	4	1	2	1	3	2	1	2	3					
2 Persons Married Couple Other - All Adult Other - Children Under 21	1	6 2	3 2	3 1	4 2	5 1	1 1 1	15 1 6	12 1 1	4	2	1			
3 Persons All Adults over 21 Adult & Children Other - Unrelated	2	1 1	2 2	1 1	2 1	1 4	10 39 6 21	6 10	6 10	2 9	3 3		4		
4 Persons All Adult Adult & Children Aother - Unrelated	1	1	1 3	2 1	1 3	2	1 41 13	4 13	4 13	1 10 3	7	5	1		
5 Persons All Adult Adult & Children Other - Unrelated	1	1	2	1	1 1	1	34	9	12	2	1 8	1 6 2			
6 Persons All Adult Adult & Children Other - Unrelated	1		1		2	2	23 13	2	5		12	1 3	1		
7 Persons All Adult Adult & Children Other - Unrelated			2		1		16		6		1 3	1 2			
8 Persons All Adult Adult & Children Other - Unrelated			1				4	2	1 1		3	1			
9 Persons All Adult Adult & Children Other - Unrelated							4 1	1 1	1			1			
10+ Persons All Adult Adult & Children Other - Unrelated							3	2		1					
	10	16	2	23	7	2	18	14	14	65	52	13	7	43	633



TABLE V  
COMPARATIVE TABLE: FAMILIES  
BY NUMBER OF PERSONS

ALL ELIGIBLE SURVEY FAMILIES & ALL FAMILIES DESIRING RELOCATION\*

Families Desiring Relocation

Number of Persons	Eligible Families 150-310	%	Under 0-49	Minimum 50-99	100-149	0-149 Total	%	Over Maximum 311-367	368+	311 Total	%	Total 1, 2, 3, 4, 6, 7
1 Person	5	1.4	4	7	1	12	24.	-	-	-		17
2 Persons	69	19.	1	5	6	12	24.	4	2	6	6.	87
3 Persons	92	25.3	2	4	3	9	18.	11	6	17	18.	118
4 Persons	73	20.1	1	1	4	6	12.	11	7	18	19.	97
5 Persons	51	14.1	1	2	1	4	7.	12	9	21	22.	76
6 Persons	38	10.5	1	1	2	4	7.	5	12	17	18.	59
7 Persons	18	5.	-	2	1	3	6.	6	4	10	11.	31
8 Persons	6	1.6	-	1	-	1	2.	2	3	5	5.	12
9 Persons	6	1.6	-	-	-	-		1	-	1	1.	8
10 Persons	5	1.4	-	-	-	-		-	-	-		5

363	100%	10	23	18	51	100%	52	43	95	100%	509
-----	------	----	----	----	----	------	----	----	----	------	-----

*	0-149	-	51
	150-310	-	363
	311+	-	<u>95</u>
	TOTAL		509





TABLE VI

FAMILY COMPOSITION ACCORDING TO  
INCOME GROUPS OF 510 SELECTED FAMILIES

INCOME GROUPS

FAMILY COMPOSITION	ALL FAMILIES \$150 - \$310.			ALL (EXCEPT \$150-\$310) Desiring Relocation		
	Yes	No	Don't Know	0-149	311+	TOTALS
1. Couple, No Children 1 Member, 60 years +	10	4		10	1	25
2. Elderly Person and Young Relative	12	1	3	3	1	20
3. Couple, No Children:						
(a) Both between 60 & 40 years	9	7	2		3	21
(b) Both between 40 & 20 years	4	6	4	1	3	18
(c) Both below 20 years	1					1
4. Couple, With Children: *						
(a) All below 5 years	40	22	23	7	13	105
(b) All between 1-15 years	57	9	7	7	15	95
(c) Some above 15 and some below 5	5					5
(d) All between 5-15 years	36	11	10	4	14	75
(e) Some above 15 and						
(f) Some between 5 and 15	18	10	5	4	18	55
(g) All above 15 years	18	11	8	2	21	60
5. Household composed of more than One Distinct Family Unit	2		2	2	6	12
6. Single Persons	2	1	1	11		16
Not Stated	2					2
TOTALS	217	82	65	51	95	510

\* Includes 32 families reporting an elderly parent or parents living with them.



TABLE VII  
 REGENT PARK SOUTH SURVEY  
 BEDROOM REQUIREMENTS OF ALL FAMILIES

No. of Bedrooms	0-49			50-99			100-149			150-310			311-367			368+					
	Yes	No	?	Yes	No	?	Yes	No	?	Yes	No	?	Yes	No	?	Yes	No	?			
1 Bedroom	4	10	1	10	5		5	8	3	36	19	10	4	7	1	2			61	49	15
2 Bedrooms	4	5	1	6	2	1	6	4	8	74	39	27	17	2	1	11	5	5	118	57	43
3 Bedrooms	2	1		4			6	1	3	64	15	21	17	4	3	14	8	4	107	29	31
4 Bedrooms				3		1	1	1		38	8	4	11		1	16	5	2	69	14	8
5 Bedrooms										3	1	3	3				2		6	3	3
6+ Bedrooms										2					1				2		1
TOTALS	10	16	2	23	7	2	18	14	14	217	82	65	52	13	7	43	20	11	363	152	101

+ 17 unstated

= 633 .....





TABLE VIII  
COMPARATIVE BEDROOM REQUIREMENTS  
OF 1714 SELECTED FAMILIES

ELIGIBLE FAMILIES  
REGENT PARK SOUTH  
WAITING LIST RPN  
EMERGENCY HOUSING

\* REGENT PARK SOUTH \*  
DESIRING RELOCATION

BEDROOMS	150-310	311-367	0-49	50-99	100-149	368-	Total All	Total 0-149-368 -
1 Bedroom	163	13	4	10	5	2	197	21
% Totals Down	11.0%	9.5%	40%	43.5%	27.8%	4.7%	11.5%	22.3%
2 Bedrooms	494	47	4	6	6	11	568	27
%	33.3%	34.3%	40%	26.1%	33.3%	25.6%	33.1%	28.7%
3 Bedrooms	573	48	2	4	6	14	647	26
%	38.6%	35.1%	20%	17.4%	33.3%	32.6%	37.7%	27.7%
4 Bedrooms	210	23	0	3	1	16	253	20
%	14.2%	16.8%	%	13%	5.6%	37.1%	14.8%	21.3%
5 Bedrooms	36	5	0	0	0	0	41	0
%	2.4%	3.6%	%	%	%	%	2.4%	
6 Bedrooms	7	1	0	0	0	0	8	0
%	5%	7%	%	%	%	%	.5%	
TOTAL	1483	137	10	23	18	43	1714	94
	100%	100%	100%	100%	100%	100%	100%	100%

\* ELIGIBLE FAMILIES

	150-310	311-367
1. Survey Regent Park South		
" Yes" " No" and " Don' t Know" -	364	72
2. " Waiting List" - Regent Park North -	910	29
3. Emergency Housing -	209	36
TOTAL	1483	137
	TOTAL 1620	
Below \$150. and Above \$368.		
Families Desiring Relocation		94
Total Families for Comparative Purposes		1714



TABLE IX  
BREAKDOWN OF ALL FAMILIES 0-149 INCOME  
REGENT PARK SOUTH

Persons in Family	Blind and Old Age	Veterans	Relief	Mother's Allowance	Unemploy- ment Insurance	Private Pens.	Other Sources	Rent from Roomers	Supplement income with Roomers
1	9	1	1		1	1	12	2	(18)
2	10	3			3	2	20	2	(13)
3	2	2		1	5		5		( 3)
4	1		3	1	2		5		( 2)
5			4		1				
6		1	1		2				
7			1		1				
8			1						
TOTALS	22	7	11	2	15	3	42	4	(39)

TOTAL ALL 0-149 - 106

FAMILIES DESIRING RELOCATION

Total	0-149	51
Blind and Old Age		13
Veteran		5
Relief		9
Mother's Allowance		2
Unemploy.		8
Private Pension		2
Other Sources		10
Rent from Roomers		<u>2</u>
		<u>51</u>



## APPENDIX III

### REPORT OF SUB-COMMITTEE NO. 3 TO THE JOINT ADVISORY COMMITTEE ON REGENT PARK SOUTH

When Sub-Committee No. 3 was set up, it was entrusted with the problem of producing a plan for the redevelopment of the Regent Park South area. In addition to the production of such a plan the following points were implied in the terms of reference of the Sub-Committee:

- (1) The study of the existing features of the site.
- (2) The incorporation in the site plan of the basic concepts approved by the Main Committee and
- (3) Recommendations on  
Land Use,  
Building Types and the proportions between them,  
Dwelling unit sizes and their distribution,  
Overall number of units and  
Overall maximum density.

The work of the Sub-Committee has now been completed and a Plan (Plate No. 12) has been submitted to the Main Committee and approved by them. This, therefore, is the final report on the work of this Sub-Committee.

In reaching its final recommendations on a site plan the members of the Committee would like to express their appreciation of the work done for them by numerous people outside the Sub-Committee. This assistance enabled the Committee to conduct numerous meetings and prepare 12 preliminary sketch plans involving well over fifteen hundred man hours of labour.

#### Contents of this Report

This Report will deal with the following matters:

- I. Basic information and investigations.
- II. Basic considerations.
- III. Building type studies and density studies.
- IV. Directives from the Main Committee.
- V. Recommended scheme.
- VI. Estimated cost.
- VII. Staging of construction.





## I. Basic Information and Investigations

When the Sub-Committee was set up, it was supplied with information and plans showing the existing buildings and the Municipal Services within the site, which had been prepared by representatives of the Federal-Provincial Partnership in connection with their first recommendation for approval in principle of this redevelopment project. These were supplemented by further studies to provide the following basic information:

- (a) base maps at various scales,
- (b) aerial photographs,
- (c) description and location of public utilities such as watermains, sewers, telephones and Hydro services,
- (d) location of public transportation lines in the surrounding area,
- (e) information on Public and Separate Schools,
- (f) land use studies within the area and adjacent neighbourhoods,
- (g) calculations of areas for various purposes within the site.

In addition the Committee received a copy of the report of a possible redevelopment of the Regent Park South area prepared for the City of Toronto by J. E. Hoare, Jr., Architect for Regent Park North.

Early in its deliberations the Sub-Committee was advised by the Main Committee that all buildings on the site were to be removed with the exception of the Park School, St. Bartholomew's Church, St. George's Church and five houses adjacent to St. George's Church. (See Plate 6)

### Area Calculations

The total area of Regent Park South has been calculated as 32.12 acres. From this must be deducted

For the existing Park School	3.23
For an extension to Park School approx.	1.14
For existing St. Bartholomew's and St. George's Churches, Church Halls, etc.	1.22
	<hr/>
	5.59
Balance for the project	26.53

This 26.53 acres includes housing, open spaces, internal roads, local shopping facilities, parking space and easements for existing major services which must not be disturbed. The main existing services are a large interceptor sewer of the City of Toronto cutting through the area by way of Sackville Street, St. David's Street, Sumach Street and Wyatt Avenue and the Bell Telephone Company's main underground trunk line between Toronto and Montreal, running by way of Sumach Street and Wyatt Avenue.

## II. Basic Considerations

The Sub-Committee prepared a memorandum on certain basic considerations which might affect the type of project to be constructed in Regent Park South. This memorandum was presented to the Main Committee and approved by it as a directive to this Sub-Committee.



The memorandum pointed out that there are two possible approaches to the design of a housing development. The first is concerned mainly with the provision of living space within the unit - the minimum acceptable floor area for the families to be housed. The second and more recent concept includes in addition to a study of the interior layout of the buildings themselves, the exterior layout of the development as a whole, the relationship of buildings to open spaces and problems of finance and management. But basic to all the considerations outlined are the make up and needs of the families who are to be housed in the project, as set out in the tables quoted in the main Committee's report.

The following points were discussed in this memorandum:

(1) Open Spaces -- The use of open spaces depends on the type of buildings to be built. A single family detached or semi-detached house predicates a front and rear garden for the use of the tenant. Apartment blocks require community space for recreation, light and air, parking and so on. The size and composition of the prospective tenant families determine the type of building required. The building in turn suggests the use of open spaces.

(2) Needs of Various Types of Families -- English speaking families in Toronto are largely accustomed to living in detached and semi-detached units each having its own rearyard. Families with children who willingly occupy flats or apartments are made up largely of two groups:-

Those with one or two infants at the play-pen stage, and those with older children who do not require parental supervision at play.

(3) Pre-School Age Children -- Those families with pre-school age children and children in the elementary schools, if faced with the necessity of living in apartments, are obliged to cope with serious problems:-

1. how can they provide for outdoor play under parental supervision.
2. how can they avoid taking their younger children when leaving the apartment to shop, or to perform other routine duties of the housewife.
3. what space can they provide for indoor recreation - hobbies, games, craftwork, etc.
4. how can they make a choice of friends from amongst neighbours, ensure adequate privacy and so on.

(4) School Age Children -- Where families with children in the middle age group are forced to live in apartments or flats, pressure will be brought to bear on the Housing Authority or Management to provide supervised play areas as a partial solution of the problems outlined in the preceding paragraph. The necessary space and supervision are expensive, involving play-ground equipment and the hiring of extra staff. If undertaken, the Housing Authority will find itself embarked on a paternalistic venture involving responsibilities far removed from those of housing management as contemplated by Federal and Provincial Legislation. On the other hand refusal to provide these facilities will result in the use of galleries and halls, stairways and elevators as unsupervised play areas with the resultant damages to plant and equipment and increased maintenance costs.





Of 319 eligible families now living in the area 136 include children of school age. It is generally agreed that apartment living is unsatisfactory for this group. Therefore at least 40% of the housing units to be provided should be of a type providing family work space and gardens. Experience has proved furthermore that this type of unit is the most economical of construction and maintenance. First construction costs, heating, lighting, ground maintenance and management have all proved cheaper per foot of rented space in row houses than in apartments.

(5) Height and Density -- The disadvantages of high rise apartment buildings for families with school age children have already been outlined. There is also considerable doubt as to whether more families can be placed on a given site by building tall buildings. The opinions of agencies most familiar with tall housing structures has been canvassed. The American Public Health Association, the New York City Chapter of the American Institute of Architects, the Philadelphia Housing Authority, the British Ministry of Housing and Local Government, and the Swedish, Danish and Swiss Authorities are all of the same view. Elevator buildings are more expensive per square foot of internal space, both to build and to operate. They sacrifice important opportunities for normal self-reliant living by the tenants with children. There is an absolute limit to the number of families that can be put on an acre of ground, no matter how tall the buildings. This limit arises from the external space needed for daylight, access, car-parking and recreation. It is expressed in various ways, but does not exceed a density of 35 families per acre in all of the comparable cases examined. Only the very exceptional projects examined exceeded an overall density of 40 to the acre, and then for reasons which do not apply in Regent Park South.

(6) Reasons For and Against High Rise Buildings -- The main reasons for any public housing authority going to high density apartment buildings have been these:

- (a) Limitation of cost per unit, including land, as set by some U.S. Legislation. On expensive land this makes apartment buildings virtually mandatory;
- (b) A high proportion of prospective tenants suited to, or accustomed to, apartment living;
- (c) Architectural dogma insisted upon in spite of its unfavourable effects on cost or livability;
- (d) An effort to accommodate more families, with conscious acceptance of the increase in cost and reduction in livability for each family.

None of these pressures need compel an all-apartment scheme in Regent Park South, for these reasons:

- (a) There is no rigid limiting cost per room including land. Even if there were, experience suggests that land would have to cost \$100,000 an acre to justify all elevator buildings. In fact the agreed price of the land is less than \$40,000 per acre, by reason of Section 23 of N.H.A. The very purpose of that Section is to remove this pressure.



- (b) Reference has already been made to the fact that between two-fifths and two-thirds of the present residents of the area are in families for whom houses with basements and yard space will prove most suitable. Virtually all the prospective tenants are accustomed to such accommodation.
- (c) It is not certain that many additional families could be accommodated in Regent Park South by concentrating on elevator buildings. It is certain that if those additional families were taken in, initial construction costs and future maintenance and administration costs would be high. High first cost and lasting unsuitability would tell against the chances for public approval of subsequent projects. A couple of hundred extra families might be admitted to this project in 1955 at the expense of excluding other thousands of families from possible additional public housing for years to come.

### Conclusions

The conclusions derived by this Sub-Committee from the above considerations may be summarized as follows:

- (a) That housing units should suit the needs of the families that occupy them.
- (b) That families with younger children should be located on the ground.
- (c) That families with older children may be located in above-ground units.
- (d) That the overall density should not exceed thirty-five units to the acre.

The proposal previously mentioned, which was submitted to the City of Toronto by Mr. J. E. Hoare, Jr., architect for Regent Park North, will be discussed in more detail later, but it might be noted here that it was developed without the benefit of these studies and suggested a total of 960 (1, 2, 3 and 4 bedroom) units, all located in elevator apartments. It therefore could not be considered as meeting with the requirements set up by the Main Committee and a new approach to a site plan had to be made.

### III. Building Types and Density Studies

As a result of studies prepared by Sub-Committee No. 2 the Main Committee adopted and passed on to this Sub-Committee the following recommendation regarding the distribution of unit sizes:

- 5% shall have 1 Bedroom, none at ground level
- 22% shall have 2 Bedrooms, one-half at ground level
- 45% shall have 3 Bedrooms, six-sevenths at ground level
- 20% shall have 4 Bedrooms, three-quarters at ground level and
- 8% shall have 5 Bedrooms, two-thirds at ground level



On this basis some 66% of the total number of units was recommended for ground floor locations, preferably in row houses. It was, however, pointed out by the Main Committee that practical considerations based on the area of land available, cost of the operation and the necessity of producing as many units as sound planning would permit might modify the recommended proportions.

### Preliminary Studies

In conducting preliminary studies to determine whether or not the recommendations of the Main Committee would in fact be realized, the following assumptions were made:

- (a) Available acreage for residential development is 24.5 acres
- (b) Row houses give desired access to ground for families with young children
- (c) Maisonettes in the bottom 2 floors of the high rise buildings may function as ground floor units
- (d) Densities would be approximately 15 units to the acre for row housing - 60 units to the acre for high rise
- (e) Apartment units could be contained in high rise elevator buildings or in 2 and 3 storey walk-ups.

The recommendations of the Main Committee were then studied, as summarized in the two following tables, to bring out some of their implications.

#### A. Recommended Distribution of Units

Unit Size	%	Proportion on Ground	% of total	Proportion Elevator	% of total
1 Bedroom	5	-	-	1	5
2 Bedrooms	22	1/3	7-1/3	2/3	14-2/3
3 Bedrooms	45	6/7	38-1/2	1/7	6-1/2
4 Bedrooms	20	3/4	15	1/4	5
5 Bedrooms	8	2/3	5-1/3	1/3	2-3/4
			66		34

Two alternative building type arrangements were studied, based on the above distribution of units. They are:

#### Alternative 1.

Using row, walk-up, maisonette and elevator (maisonette in high rise buildings).

Total No. of units on 24.5 acres - 601

Overall density - 24.6 units per acre

Nos. by types - row	34 $\frac{1}{2}$ % )	37 %	208 )	223	
maisonette	2 $\frac{1}{2}$ % )		15 )		
walk-up	29 %			174	
elevator	34 %			<u>204</u>	<u>601</u>





### Alternative 2.

Using row, maisonette and elevator only (no walk-ups)

Total No. of Units on 24.5 acres - 505

Overall density 20.6 units per acre

Nos. by types - row	63 $\frac{1}{2}$ %)	321)	333	
maisonette	2 $\frac{1}{2}$ %)	12)		
elevator	34 %		<u>172</u>	<u>505</u>

The recommended distribution of units was based on the statistics for the area weighted in favour of large units as set out in Appendix II and in the Main Report. Discarding the weighting technique a study was made on the basis of the statistical analysis of the families studied. It follows:

#### B. Unweighted Distribution of Units

Unit Size	%	Proportion on Ground	% of total	Proportion Elevator	% of total
1 Bedroom	11.5	-	-	1	11.5
2 Bedrooms	33.1	1/3	11.0	2/3	22.1
3 Bedrooms	37.6	6/7	32.2	1/7	5.4
4 Bedrooms	14.8	3/4	11.1	1/4	3.7
5 Bedrooms	3.0	2/3	2.0	1/3	1.0
			56.3		43.7

The same two alternative arrangements by building type were applied to this breakdown also.

### Alternative 3.

Using row, walk-up, maisonettes and elevator

Total No. of Units on 24.5 acres - 669

Nos. by types - row	29.3 %)	31.6 %	189)	211
maisonette	3.3 %)		22)	
walk-up		24.7 %		165
elevator		43.7 %		<u>293</u>
				<u>669</u>

Overall density - 27.3 units per acre.

### Alternative 4.

Using row, maisonette and elevator only (no walk-up)

Total No. of units on 24.5 acres - 568

Nos. by types - row	53 %)	56.3 %	301)	320
maisonette	3.3 %)		19)	
elevator		43.7 %		<u>248</u>
				<u>568</u>

Overall density - 23.2 units per acre.



Since the numbers of units obtainable under the four alternatives were so far short of the 1000 units originally mentioned (see Page 7 of the Main Committee's Report) further studies were prepared at the direction of the Main Committee.

These were designed to show the effects of the following schemes:

Scheme A.

An arrangement of row houses and 12-storey high rise (including maisonettes on the bottom 2 storeys) to produce about 750 units.

Scheme B.

A similar arrangement except that the high rise buildings would be increased to 14 storeys and the row housing reduced as necessary, this scheme to produce 800 - 850 units.

Scheme C.

An entirely high rise project, to produce about 950 units.

Torround out these studies the scheme prepared for the City by J. E. Hoare, Jr., was also studied. It is referred to as Scheme D.

Criteria to be Applied

Since the number of units and the density were being increased in all cases above what was possible if the recommended distribution of units was maintained, these recommendations would be violated by all schemes. The effects of these violations, and the general characteristics of the schemes, were examined from the following points of view.

- (1) Assuming that the recommended distribution of unit sizes and of family types, is maintained, how far can the needs of these families for ground access be met?
- (2) Assuming that families will be accommodated only in units suitable in terms of ground access and sizes what are the resultant effects on family composition of the area.
- (3) What is the quality of the project from the point of view of:  
the tenants  
management  
surrounding areas.
- (4) What is the result of a cost analysis of:  
capital cost  
operating expenses  
rental per unit





## SCHEME A.

- (a) Assumptions - All row, maisonette and 12 storey high rise buildings  
Average apartment 900 ft. including corridors, etc.  
Average row and maisonette 1200 ft.  
Most 4 and 5 bedrooms in row - for ease of construction  
and probable future family composition.

Total No. of units - 754

Overall density - 30.8 units per acre

- (b) Comparison with Recommendations

Unit Size	%	Nos.	Recommended		Scheme A	
			Ratio Low-High	Nos. Low-High	Ratio Low-High	Nos. Low-High
1 bedroom	5	37	0/1	0/37	0/1	0/37
2 bedrooms	22	167	1/2	56/111	0/1	0/167
3 bedrooms	45	340	6/1	291/49	1/2	114/226
4 bedrooms	20	150	3/1	113/37	4/1	120/30
5 bedrooms	8	60	2/1	40/20	2/1	40/30
		754		500/254		274/480

- (1) If proposed population composition is maintained, 45% of those who should have had ground access have to use elevators.
- (2) If accommodation is allotted to families whose needs it best meets, 64% of families will have no active children under 12, instead of proposed 34%.

- (c) Quality

No park space is provided. The only open space is in conjunction with buildings and is fully used by the occupants so that it would in no way alleviate the need of the school and the surrounding district. Only limited facilities are contemplated so that the area would not be self-contained and would offer virtually no services to the surrounding area.

- (d) Cost Analysis

Capital Cost	\$14,730
Operating cost per month	\$5.75 for row and \$25.00 for elevator
Shelter rental per month	\$66.95 for row and \$69.65 for elevator

## SCHEME B.

- (a) Assumptions - as for Scheme A except apartments to be 14 storey.

Total No. of Units - 814

Overall density - 33.2 units per acre



(b) Comparison with recommendations

Unit Size	%	No.	Recommended		Scheme B	
			Ratio Low-High	Nos. Low-High	Ratio Low-High	Nos. Low-High
1 bedroom	5	40	0/1	0/40	0/1	0/40
2 bedrooms	22	180	1/2	60/120	0/1	-0/180
3 bedrooms	45	370	6/1	317/53	1/4	76/294
4 bedrooms	20	160	3/1	120/40	3/1	120/40
5 bedrooms	8	64	2/1	43/21	2/1	42/22
		814		540/274		238/576

- (1) If proposed population composition is maintained, 56% of those who should have had ground access have to use elevators.
- (2) If accommodation is allotted to families whose needs it best meets, 78% of families will have no active children under 12, instead of proposed 34%.

(c) Quality

The same conditions apply as in Scheme A except that a greater proportion of the units do not suit the families ideally and so a greater strain would be thrown on the project facilities both inside and outside buildings. Management control would have to be correspondingly more extensive. The open space in conjunction with the high rise buildings (about 10 acres) might be usable part-time as play area for the school but the contemplated density is so great that the possibilities of an advantage of this sort are very limited.

(d) Cost Analysis

	<u>Row</u>	<u>High rise</u>	<u>Average</u>
Capital cost			\$14,750
Operating cost per month	\$ 5.75	\$25.00	
Shelter rental per month	68.25	69.95	

SCHEME C.

- (a) Assumptions - Average apartment 900 ft. including corridors  
Maisonettes in high rise, but no row houses.

Total No. of Units - 960

Overall density - 39.2 units per acre



(b) Comparison with Recommendations

Unit Size	%	Nos.	Recommended		Scheme C	
			Ratio Low-High	Nos. Low-High	Ratio Low-High	Nos. Low-High
1 bedroom	5	48	0/1	0/48	0/1	0/48
2 bedrooms	22	211	1/2	70/141	0/1	0/211
3 bedrooms	45	432	6/1	370/62	0/1	0/432
4 bedrooms	20	192	3/1	144/48	0/1	0/192
5 bedrooms	8	77	2/1	51/26	0/1	0/77
		960		635/325		0/960

Apartments on ground floor (60 units) are included under 'High'.

- (1) If proposed population composition is maintained, all of those who should have ground access have to use elevators, except about 60 families ( $9\frac{1}{2}\%$  of 635).
- (2) If accommodation is allotted to families whose needs it best meets, only 60 families ( $6\frac{1}{4}\%$  of total) will have active children under 12, instead of recommended 635 families (66%).

(c) Quality

If the population composition is at all near what is desired very few families will have suitable accommodation. There will be a correspondingly heavy strain on all project facilities and management control will have to be very extensive. The site will be very open but the density is high so it will be very intensively used and will not be available to residents of surrounding areas, and only to a limited extent to the school.

As before, minimum facilities are provided for residents of the area, and none for those outside.

(d) Cost analysis

Capital cost	\$ 15,072.00
Operating cost per month	25.00
Shelter rental per month	72.75





COMPARISON OF SCHEMES A, B and C ONLY

Item	Report of #2 Committee	SCHEMES			Comments
		A	B	C	
Total No. of units	601	754	814	960	On 24.5 acres
Overall density, units per acre	24.6	30.8	33.2	39.2	
Ratio of low/high units					
1 bedroom	0:1	0:1	0:1	0:1	'C' includes 60 ground floor apartments
2 bedrooms	1:2	0:1	0:1	0:1	
3 bedrooms	6:1	1:2	1:4	0:1	
4 bedrooms	3:1	4:1	3:1	0:1	
5 bedrooms	2:1	2:1	2:1	0:1	
Overall %	66:34	36:64	29:71	6:94	

		SCHEMES			Comments
		A	B	C	
Assuming recommended population composition; % of families which should have ground access and do have	100%	55%	44%	9-1/2%	includes heat and electricity  Comparable: excludes taxes (\$10.00) heat and electricity (\$10.75)
Assuming families chosen to match units, % of families with active children under 12	66%	36%	22%	6%	
Costs per unit: Capital Cost (av.)		\$14,730	\$14,750	\$15,072	
Operating cost per month - row		\$5.75	\$5.75		
- high rise		\$25.00	\$25.00	\$25.00	
Shelter rental per month - row		\$66.95	\$68.25	)	
- high rise		\$69.65	\$69.95	\$72.75 )	
(without subsidies)					
Area in row housing (acres)	20.85	15.95	14.3	-	
Area in high rise (acres)	3.65	8.55	10.2	24.5	

Quality

None of the schemes provides any public park. The only open space is what is in conjunction with the high rise buildings and this is already occupied to such a density that it would not be available for any other purpose. It is possible that the school might be able to make limited use of part of it during the day. At other times it would be advisable to have the school grounds open, to alleviate the shortage of space.

A scheme to meet the recommendations of the Main Committee, and A and B, would have a large parts of the site in row housing. This is generally private for the individual tenants. Hence it takes away from the amount of common open space, but at the same time it allows the occupants greater independence and freedom of action, and reduces the extent of management control. The common



open space, as well as the common space in the high rise buildings, is management-operated, and in Scheme C the whole project would be thoroughly controlled by management. Only a few local stores are provided in each case. There are no other special facilities so that the area is in no way self-sufficient and does not offer any service to surrounding areas.

A limited extension of the school site is allowed for. This, however, is barely enough to meet the requirements of the present enrolment (1,130 children) and it is anticipated that the project will increase the number of children in the area. No decision has been obtained from the Board of Education on how these children are to be accommodated.

It is assumed that all schemes will provide adequate light and air though the space standards are tight in all cases. The view, general aspect and appearance of the schemes can not be determined until preliminary plans are drawn. However, it is clear that there is a progressive change from a project with an extensive area closely built in row housing, and a few tall buildings in their own open space, to one with no row housing and only some tall buildings spaced on the site. The row housing is likely to be more contained and altogether smaller, more intricate and compact in aspect, while the tall buildings present a much larger scale, more dramatic, open and sweeping in general appearance. Landscaping would undoubtedly play a very large part in either case but the general contrasting characteristics would remain, especially in view of the high density of development.

#### SCHEME D. - Prepared by J. E. Hoare, Jr., for City of Toronto.

- (a) Assumptions - Average Unit 1200 sq. ft. including corridors, etc.  
All high rise in 20 - 6 storey cross-plan buildings with 8 units per floor.

Total No. of Units - 960

Overall density - 36. units per acre.  
- 162 rooms per acre.  
(960 units on 26.53 acres)

From building plans:

3 room unit has 1 bedroom  
4 room unit has 2 bedrooms  
5 room unit has 3 bedrooms  
6 room unit has 4 bedrooms

No units with 5 bedrooms are provided.

- (b) Comparison with recommendations.

Unit Size	%	Nos.	RECOMMENDED		%	Nos.	SCHEME D.	
			Ratio Low-High	Nos. Low-High			Ratio Low-High	Nos. Low-High
1 bedroom	5	48	0/1	0/48	8.3	80	0/1	0/80
2 bedrooms	22	211	1/2	70/141	41.7	400	0/1	0/400
3 bedrooms	45	432	6/1	370/62	41.7	400	0/1	0/400
4 bedrooms	20	192	3/1	144/48	8.3	80	0/1	0/80
5 bedrooms	8	77	2/1	51/26	-	-	-	-
		960		635/325		960		0/960





NOTE: In this scheme 160 of the 960 units are on the ground floors of the Apartment Building. As there is no differentiation indicated and the plans are such that if 4 bedroom units are located there 1 bedroom units must go with them, they have all been included under "High".

- (1) If proposed population composition is maintained, all of those who should have ground access have to use elevators, except 160 families (25% of 635). No private gardens are provided.
- (2) If accommodation is allotted to families whose needs it best meets, only 160 families (16.7% of total) will have active children under 12, instead of recommended 635 families (66%).
- (3) The percentages of units of different sizes do not agree with the recommended percentages and hence with the recommended population. The emphasis is on two-bedroom units as opposed to the larger units recommended. The provision of the same living room space (kitchen and living room) for all units regardless of size also counts against larger families, especially since no gardens are provided.

(c) Quality

The population composition cannot be what is desired because the accommodation is not designed for it. There would be a much higher proportion of small families than recommended, especially families with one or two children, while the largest families are not provided for at all.

Assuming however, that the proportion of families with young children is maintained, only a small proportion of all families will have suitable accommodation. The arrangement of the units makes it inevitable that if any of the largest units are placed at ground level a corresponding number of the smallest ones must also be placed there.

The lack of gardens, and the restricted living room space in units for large families, means that there would be a heavy strain on all project facilities. Management control would have to be correspondingly extensive.

The site would be quite open though the density of development in some parts is very high. Only a limited amount of the open space is suitable for recreation, and this would be very intensively used.

There are no facilities provided for residents of the area, other than the open space mentioned, and none for the surrounding areas.

IV. Directive from the Main Committee

The results of the foregoing building type and density studies were reported to the Main Committee. It was pointed out by this Sub-Committee that these results were in fact preliminary calculations only and had not been tested in actual site design. The Main Committee after considering the report directed the Sub-Committee to prepare the best possible plan maintaining the following criteria:

- a) An overall objective of 900 units.
- b) A ratio of four ground floor units to five units above ground.
- c) An overall maximum density of 35 units to the acre.



With this directive before them the Sub-Committee arranged for the offices of the Community Planning Branch of the Ontario Department of Planning and Development, the Architectural and Planning Department of the Head Office and the Architectural Department of the Ontario Regional Office of Central Mortgage and Housing Corporation to prepare sketch proposals. It soon became evident to all three offices that if the ratio of ground floor units to above ground units, based on the needs of the families to be housed were maintained, fewer units than recommended would have to be accepted.

Several layouts were prepared in considerable detail to clarify the problem. Though produced by the three different offices, and differing substantially in design, they all agreed within a narrow range on the number of units that might be achieved, in all cases, substantially below the objective. Since it was considered that the need for the recommended distribution of units was a paramount consideration and the evidence was conclusive that this could not be achieved if 900 units were built, it was decided to prepare more detailed layouts which would provide as many units as possible while retaining the recommended distribution.

On this basis each office prepared a final detailed proposal, all three of which met the following basic conditions.

- (a) The proportions of numbers of units, by size, as recommended by the Main Committee.
- (b) 45% of the units to have ground access, and as many of these as possible in row houses.
- (c) Row houses to be on an average of 18 feet in width with lots approximately 80 feet deep. The rows to be on an average of 70 feet apart.
- (d) Small open spaces as park and play areas to be provided close to the row houses.
- (e) Small private gardens to be provided in the rears of row houses, with an average depth of 35 feet.
- (f) High rise buildings to be grouped so as to provide a reasonably extensive area of open space preferably adjoining the school grounds.
- (g) A minimum provision of local stores to be made.
- (h) Park School grounds to be extended by approximately 1-1/4 acres.
- (i) Space to be provided for a day care nursery.
- (j) Parking space to be provided for 75% of the units.
- (k) Major services to be undisturbed.
- (l) Reasonable road access to all units.
- (m) Through traffic to be discouraged.
- (n) Few points of access on Dundas, Sydenham and River Streets.
- (o) Within the above limits, a maximum number of units to be obtained.



Though they used different methods of handling the layout, the open space and the street pattern, all three proposals worked out to within 20 units of one another.

## V. Recommended Scheme.

The site plan attached to the main report (Plate XII) represents the final result of the aforementioned lengthy series of studies. In addition to meeting the basic requirements as listed above, its major features are:

- (a) The seven, 8 storey high rise elevator apartment buildings are grouped to the east of the Park School with their grounds contiguous with the school's grounds, thus adding to the effect of open space.
- (b) The remainder of the residential area is devoted to row houses, grouped in rows and courts, and interspersed with small open spaces.
- (c) Parking space has been located as close to each group of units as possible, thus avoiding undesirably large "deserts" of car parks.
- (d) The existing street pattern and existing services have for the most part been retained. Access to all units from either street or parking space is within 50 feet.
- (e) Healthy, attractive trees have been retained wherever possible.
- (f) The number of units obtained is 725, of which 277 are row houses, including 4 shops. The high rise buildings include 56 units at ground floor level, so that altogether 332 units can be said to have ground floor access. 392 units are located in the remaining floors of the high rise buildings. The 725 units represents a maximum number consistent with the Main Committee's recommendations on unit sizes, and location relative to ground access.
- (g) The breakdown by size of units and access is as follows:

Unit Size	%	No. of Dwelling Units	Ground	Elevator
1 bedroom	5	36	-	36
2 bedroom	22	159	-	159
3 bedroom	45	325	128	197
4 bedroom	20	143	143	-
5 bedroom	8	58	58	-
Totals	100	721	329 *	392

\*including 56 units in ground floors of high rise buildings.

The above features of the recommended plan, and particularly the precise distribution of unit sizes, would, of course, be subject to variation when actual building plans and a more detailed site plan were prepared.





## VI. Estimated Costs and Rents.

An estimate of costs and rents on the basis of information available at this stage is obviously an approximation since details of construction, etc., have not been determined. When plans have been prepared by the architects, more accurate costs will be developed. The following tables are based on actual costs of buildings similar in general to those contemplated by this report.

### Unit Sizes corresponding to bedroom counts:

<u>No. of Bedrooms</u>		<u>Other Rooms</u>		<u>Total</u>
1 Bedroom	+	1-1/2 (L-D-K)	=	2-1/2
2 Bedrooms	+	2-1/4 (L-D-K)	=	4-1/4
3 Bedrooms	+	2-1/2 (L-D-K)	=	5-1/2
4 Bedrooms	+	3 (L-D-K)	=	7
5 Bedrooms	+	3 (L-D-K)	=	8

(Includes Living Rooms, Dining Rooms and Kitchens)

### Total Room Count for the Project:

<u>High Rise:</u>		<u>Row:</u>		
36 x 2-1/2	=	90	72 x 5-1/2	= 396
159 x 4-1/4	=	675	143 x 7	= 1001
253 x 5-1/2	=	1390	58 x 8	= 464
448		2155	273	1861

Density -- on 26.53 acres;  
27 units per acre  
151 rooms per acre

### Cost (Building only)

<u>High Rise:</u>	<u>Row:</u>
Average Size: 4.8 rooms at \$1,900.00 per room (including elevator and heating) estimated cost \$9,120.00 per unit.	Average Size: 6.81 rooms at \$1,650.00 per room, estimated cost \$11,250.00 per unit.

### Ex-Contract Costs:

The above figures are based on per room construction costs in Regent Park North, and other Central Mortgage and Housing Corporation experience in the Toronto area. They include allowances for heating plant (whether separate or piped from Regent Park North) and elevators where applicable. They do not include the following:



Land	\$1,380.00
Landscaping	220.00
Services	400.00
Fees	200.00
Interest	200.00
<b>TOTAL</b>	<b>\$2,400.00</b>

making total cost per unit:

Row Houses	\$13,650.00 for 6.81 rooms
Apartments	\$11,520.00 for 4.8 rooms

Total estimated cost is then:

Row Houses:	227* x \$13,650.00	=	\$3,781,050.00
Apartments:	448 x \$11,520.00	=	\$5,160,960.00
	<b>Total</b>		<b>\$8,942,010.00</b>

\* including the 4 shops

or an average of about \$12,330 per unit, including all foregoing items.

Average Rents: (Shelter only) per unit:

	<u>Row</u>	<u>Apartment</u>
Amortization	52.96	44.70
Maintenance Administration Vacancy, etc.	10.50	14.50
Estimated Normal Tax	15.00	15.00
Economic or Full Recovery Rent	78.46	74.20
Less 1/6 Subsidy	13.08	12.37
Subsidized rent per unit	65.38	61.83
Subsidized rent per room	9.60	12.88
Overall average subsidized rent per unit	63.18	
Probable average Service Charge for Heat water, etc.		11.00

Subsidized Rent related to Average Income

Applying the normal Federal-Provincial formula to the estimated average subsidized rent per unit the Maximum Family Income would be (5 x \$63.18 + \$25.00 = \$340.90). The average family income would be approximately \$315.00. The maximum monthly income for the 1671 families surveyed is \$367.00 and the average family income for the same group is \$251.00 (see Page 14 of Main Report). As the Committee is recommending that the minimum Federal-Provincial family income which, in Ontario, is \$150.00 per month, should not apply in this project insofar as concerns those families resident on the site on October 15th last, no minimum income has been considered for them and the average for the whole group is therefore lowered. This is a condition that would gradually correct itself as no new families with monthly incomes below \$150.00 would be taken into the project.





This points up the necessity of making a carefully study of income levels and subsidized rents when all the necessary information on costs and estimated rents is available. It may then be necessary for the Partners to consider increasing the subsidy above the usual 1/6th.

### Taxes

The estimated tax used in the above calculation is \$15.00 per unit. The actual tax payable to the City will be a percentage of the rent collected for the project. This percentage is calculated, when the necessary information on assessment and mill rate is available, to provide a tax subsidy by the City proportionate to the rent subsidy being made by the Partnership. If the rent subsidy is one-sixth of the full recovery rent, which is the usual subsidy in Federal-Provincial projects in Ontario, the percentage of collected rents earmarked for the City as a payment in lieu of taxes would be sufficient to provide 5/6 of the normal taxes for the year in which the calculation is made. If the average income of the tenants in the project increases from year to year the Partnership's rent subsidy and the City's tax subsidy will be reduced. If the average income drops both subsidies will increase.

The tax is calculated according to the following formula:

- a = Full Recovery Rent per unit
- b = Full Taxes per unit
- x = Percentage of subsidized rent collected to be paid to the City as taxes.

$$\text{Formula } \frac{b}{a} \times 100 = x$$

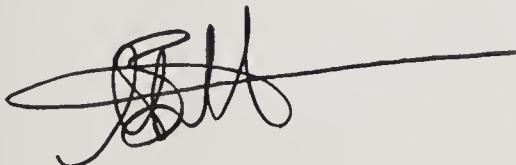
### VII. Staging.

A reference to the plans and aerial photographs showing the site in its original condition will show that the park areas and commercial areas which include large parking spaces, etc. can well be utilized for the construction of the first buildings without displacing any substantial number of occupants. It is recommended that the first stage of development should take place in the following areas:

- (a) Regent Park and O'Neill Bath House site;
- (b) The area north of the Park School grounds;
- (c) The area occupied by the Silverware Products Company and The Canadian Ornamental Iron Works, or at least the parking areas in connection therewith.

Until a final plan has been initiated by the architects, who will be appointed to carry out this work, no definite decisions on staging can be made. However, Plate No. 13 will show how the first staging might be worked out provided the ground plan is similar to that being recommended by this Committee. This arrangement would provide both row houses and high rise units in the early stages. It should be mentioned that if possible vacant units in Regent Park North might be used to ease the relocation of displaced families if this method of staging did not wholly meet the problem.

Respectfully submitted.



M.B.M. Lawson,  
CHAIRMAN



Raymond Card  
SECRETARY



## APPENDIX IV

### SUBMISSION BY THE COMMISSIONER OF PUBLIC WELFARE ON THE ESTABLISHMENT OF A NURSERY CENTRE IN THE REGENT PARK SOUTH HOUSING REDEVELOPMENT

On July 1, 1946, the City of Toronto took over all the Dominion-Provincial Wartime Day Nurseries, which had been operating within the City proper. Among those nurseries was one located at 353 Parliament Street in the old building of the Oak Street United Church. This Nursery had a capacity for 60 children and the enrolment continued fairly constant varying only slightly above or below 60, until June 1952, when the building had to be vacated to make way for the North Regent Park Housing construction. During the years that Parliament Nursery Centre was open, 1944 to 1952, there was never any doubt as to the need of a Nursery in the area. Many attempts were made to locate suitable premises for the re-establishment of this Nursery in 1952, but none was found and all the children had to be transferred to other Nursery Centres located some distance from their homes.

At the present time we have five nurseries serving the entire east end of the City,

East End Day Nursery located at 28 River Street, just north  
of Queen Street;  
WoodGreen Day Nursery located at 835 Queen Street East;  
St. Barnabas Nursery Centre at Danforth and Hampton Avenues;  
Kimberley Nursery Centre located at 62 Kimberley Street  
(Gerrard and Main Streets area);  
Victoria Day Nursery located at 357 Jarvis Street, north of  
Wellesley Street.

It will be noted that only one Nursery is convenient to Regent Park, i.e.  
- East End Day Nursery. This Nursery has a capacity for 34 children and is  
fully enrolled. They have at present - 2 children enrolled from Regent North

- 4 children enrolled from Regent South

- 6 children from Regent South on their  
waiting list

There are an additional eight children awaiting admission in the areas adjacent to Regent Park. This Nursery on account of its limited space and heavy demand, has raised the admission age to three years of age. No applications are, therefore, accepted for children between the ages of two and three years.

The next nearest Nursery is WoodGreen, where there are three children enrolled who reside in the Regent Park South and six children awaiting admission from the immediate neighbourhood outside the Regent Park Area. WoodGreen Day Nursery is, therefore, refusing to accept any further applications for the present.



Our Nursery Centre located at Danforth and Hampton Avenues has three children enrolled from Regent Park North and one child from Regent Park South. The Nursery Centre located at 7 Berryman Street has one child enrolled from Regent Park North and the Nursery Centre located at 677 Dundas Street West has one child enrolled from Regent Park South.

### Summary Table

#### Enrolled

	East End	WoodGreen	Others
North	2		4
South	4	3	2

#### Waiting List

North			
South	6		1
Neighbourhood	8	6	

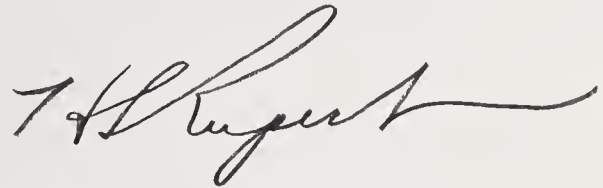
As shown in the above Table there are 15 children residing either in Regent Park North or Regent Park South who are already receiving care in Nursery Centres outside their own areas. Under present conditions some of these children are placed in Nursery Centres too far distant for the well-being of the child and creates a hardship for the mothers. In addition, the Table shows that there are seven children from Regent Park South and 14 children from the adjacent area awaiting admission to Nursery Centres. If Nursery Centre facilities were available in Regent Park South more satisfactory arrangements could be made for all of these children. The establishment of a Nursery Centre in the area would provide accommodation, not only for the group of 15 children from the area who are at present attending Nursery Centres located in various sections of the City, but also for the group (7) residing in the area and the group (14) residing in adjacent areas. It would also be possible through the transfer of the group of 15 to make accommodation available to children residing in the area where such vacancies would be created. Such a realignment would provide for an immediate enrolment of 36 children in the proposed Nursery Centre. From our experience the ideal maximum capacity of a Nursery Centre is 60 children. The approximate space required to accommodate this number of children would be indoors 3,000 square feet, outdoors 4,500 square feet. The question of obtaining maximum enrolment would not, in the light of the recent survey, appear to present a difficult problem. According to the survey report of a sub-committee for Regent Park South Housing Redevelopment, there are 407 children up to the age of 5 years living in Regent Park South. The survey also indicates that eight per cent of the mothers in the area are employed outside the home. In view of these findings there is every possibility that other mothers would avail themselves of Nursery Care for their children.





From the above information and our past experience in regard to the general need of families living in the area, it is my opinion that a Nursery Centre established in Regent Park South would be a sound investment on behalf of the parents and children who will be housed in that area.

It may be of interest to know that in the Public Housing Projects which have been established during the last few years in New York City, provision has been made for the establishment of Nursery Centres within the project itself. Incidentally, the responsibility for the operation of these Nursery Centres has generally been delegated to the New York Department of Public Welfare.

A handwritten signature in dark ink, appearing to read "T. H. Rupert". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Commissioner of Public Welfare.



## APPENDIX V.

### TO THE REPORT OF THE JOINT ADVISORY COMMITTEE ON REGENT PARK SOUTH

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Excerpt from -

The National Housing Act, 1954

#### Part III Housing Redevelopment

- Grants to municipalities for clearance of substandard areas.      23 (1) In order to assist in the clearance, replanning, rehabilitation and modernization of blighted or substandard areas in any municipality, the Minister with the approval of the Governor in Council, may enter into an agreement with the municipality providing for the payment of a grant to the municipality in order to assist in defraying the cost to the municipality of acquiring and clearing, whether by condemnation proceedings or otherwise, an area of land suitable either as a location for a low cost or moderate cost rental housing project or for any federal, provincial or municipal public purpose.
- Agreement with municipality      (2) An agreement entered into under subsection (1) shall provide
- (a) that the municipality will acquire and clear the area at an estimated cost to be fixed by the agreement and that the area will be developed in accordance or in harmony with an official community plan satisfactory to the Minister;
  - (b) that the municipality will sell the area, or some other area of a size sufficient to house at least the same number of persons as are living in the area to be cleared,
    - (i) to a limited-dividend housing company or a life insurance company for the construction thereon of a rental housing project under section 16 or 19, or
    - (ii) to the government of the province in which the area is situated and the Corporation jointly for the construction thereon of a rental housing project under section 36;
  - (c) for the payment by the Minister of a grant to the municipality in accordance with this section; and
  - (d) such other provisions as the Minister deems necessary or advisable for the proper carrying out of the purposes and provisions of this section.





Conditions  
of grant.

- (3) No grant shall be paid to a municipality under the section unless
- (a) the government of the province in which the area is situated has approved the acquisition and clearance thereof by the municipality;
  - (b) the cost of acquisition and clearance, including cost of condemnation proceedings, less the amount of the grant under this section in respect thereof, is borne by the municipality or jointly by the municipality and the government of the province; and
  - (c) the cleared area, or some other area of a size sufficient to house at least the same number of persons as were living in the cleared area,
    - (i) has been sold or agreed to be sold to a limited-dividend housing company or a life insurance company that has agreed to construct thereon a rental housing project under section 16 or 19 at a price that in the opinion of the Minister will enable the housing units of the project to be leased to tenants on a fair and reasonable basis, or
    - (ii) has been sold or agreed to be sold jointly to the Corporation and the province, the government of which has entered into an agreement with the Government of Canada under section 36 for the construction of houses thereon for sale or for rent.

Amount of  
grant.

- (4) A grant under this section shall not exceed one-half of the amount by which the lesser of
- (a) the cost of acquisition and clearance, including cost of condemnation proceedings, as estimated in the agreement between the Minister and the municipality, or
  - (b) the actual cost of acquisition and clearance, including cost of condemnation proceedings, exceeds
  - (c) the price at which the area was sold, where it was sold for the construction thereon of a housing project under section 16, 19 or 36, or
  - (d) the value of the area after clearance, where some other area was sold for the construction thereon of a housing project under section 16, 19 or 36.

Limitation on  
cost of project  
under s.36 in  
substandard  
area.

- (5) Where a project is undertaken under section 36 in a blighted or substandard area, for the purpose of calculating the Corporation's share of the capital cost of the project, the cost of acquisition of the land for the project shall be an amount that in the opinion of the Minister represents a fair and reasonable price for the land, not including any amount in respect of the cost of clearing the land.



- C. R. F.           (6) Grants under this section shall be paid out of the Consolidated Revenue Fund but the aggregate amount thereof shall not exceed twenty million dollars.
- Regulations       (7) The Governor in Council may make regulations respecting the manner in which costs are to be determined for the purposes of this section and providing for such other matters as may be deemed necessary and desirable for the carrying out of the purposes or provisions of this section.

















